



ZONING BOARD OF APPEALS
OCTOBER 8, 2013
MEETING MINUTES
CITY OF BRIDGEPORT

45 Lyon Terrace, Room
210
Bridgeport, CT 06604
(203) 576-7217 Phone
(203) 576-7213 Fax

ATTENDANCE: Michael Piccirillo, Chair; Commissioners: Linda Grace; James Eagen; Robin Shepard; Rob Russo

STAFF: Paul Boucher, Assistant Zoning Clerk; Diego Guevara, Design Review Coordinator; Neil Bonney, ZEO

CALL TO ORDER

Chair Michael Piccirillo called the meeting to order at 6:13 p.m. and introduced the five (5) commission members present. There was a quorum.

CONTINUED ITEMS

C-1 (#5) 853 Fairfield Ave. – Petition of Firetree, LTD – Seeking a modification of the approved plan of development for the use applicable to the granting of variances by the Zoning Board of Appeals on 07/10/2012, which permitted a 12-bed group home (social service provider) to now be a 15-bed half-way house for convicted felons in an OR-G zone.

Atty. Ray Rizio came forward to request a continuance for this item to allow the proposed operators of the halfway house to appear to speak.

Chair Piccirillo said he had a letter stating the operators could not make the meeting and will appear next month.

NEW BUSINESS

#1 259-261 Brewster St. – Petition of Philip Dimarino – Seeking a variance of Sec. 11-1-12, which requires all parking areas to be hard-surfaced in all zones.

Mr. Philip Dimarino appeared to present his petition. Proof of mailings was submitted.

Mr. Dimarino indicated he purchased this house, built in 1843, in the Black Rock Historic District 1 year ago. He has been working on the interior and now is working on the exterior. He distributed pictures to the commission.

He reviewed the existing conditions of the driveway including a discussion on the width from beginning to end.

He did say he understood that the Zoning regulations will be changing to allow gravel driveway. Mr. Dimarino intends to add landscaping and a Belgian block apron to the driveway edge.

Chair Piccirillo asked if anyone wished to speak in favor of the petition.

None appeared.

Chair Piccirillo asked if anyone wished to speak against the petition.

Seeing none the Public Hearing was closed.

#2 818-820 Brewster St. – Petition of Evelyne Etienne/Lucianne Joseph – Seeking a variance of the residential density requirement of 2,700 sq. ft. of property per residential unit as required by Sec. 5-1-3 and also seeking to waive three (3) of the required off-street parking spaces of Sec. 11-1-2 to legalize the 3rd residential unit in the existing 2-family dwelling in an R-C zone and coastal area.

Ms. Evelyne Etienne and Mr. Lucianne Joseph appeared to present their petition. They furnished proof of mailings and pictures of their home in question.

Ms. Etienne stated the house was purchased in 2006, and it was presented as a 3-family dwelling. The property has been taxed as a 3-family since 1991. They received a letter from the City stating they were in violation of zoning regulations. They wish to bring it in to compliance and are proposing adding a 3rd floor dormer and a fire escape from the 3rd floor.

Commissioner Eagen asked about parking. She said there is a detached 2 car garage and they are asking to assign a 3rd spot in the backyard for parking. Plans showing the parking space and garage were submitted to the commission. She indicated there is on-street parking available as well.

Chair Piccirillo asked if anyone wished to speak in favor of the petition.

None appeared.

Chair Piccirillo asked if anyone wished to speak against the petition.

Seeing none the Public Hearing was closed.

#3 537 Harral Ave. – Petition of Felix Morel/Junco Market – Seeking a variance of Sec. 4-9-1c, which prohibits accessory structures exceeding 50% of the ground floor square footage of the principal structure to permit the construction of a 1-story 800 sq. ft. garage/warehouse in an R-C zone.

Mr. Tom Probert appeared representing the owner. Proof of mailings submitted.

Mr. Probert said his client is proposing building a storage facility behind his market for food storage purposes only. There are no setback issues however the proposed building is twice the size allowable.

He stated the market has grown and there is a great deal of commercial traffic on the street. The storage facility would allow him to reduce the number of deliveries to his market.

Chair Piccirillo asked who owns the property and the house. Mr. Probert said Mr. Morel owns both.

Chair Piccirillo asked if anyone wished to speak in favor of the petition.

None appeared.

Chair Piccirillo asked if anyone wished to speak against the petition.

Ms. Adele Dumon, 547 Harrall Avenue spoke. She said she lives next door to the property in questions. She said the trucks will be delivering right next to her property; the houses are very close to each other. She feels this will negatively affect her property.

Mr. Probert said that the products will be moved by hand truck, down the driveway, to the storage facility. No trucks will be driving down the driveway. He added they will be happy to work with the neighbor to design something acceptable to her.

The Public Hearing was closed.

#4 1812 (aka 1814) Boston Ave. – Petition of 1812 Boston Avenue, LLC – Seeking a variance of Sec. 11-1-2, waiving 3 of 6 required off-street parking spaces to permit the conversion of a retail space into a 1-bedroom apartment in the existing mixed use building in an OR zone.

Atty. Ray Rizio appeared on behalf of the applicant and provided proof of mailings.

Atty. Rizio said the current owner bought the property in 1993 as a 3 family home with a legal commercial space in the front of the 1st floor. The property currently has 3 parking spaces along Pixlee Avenue. This application is to convert the retail space in to a 1 bedroom studio apartment.

The commercial space faces Boston Avenue. The owner has had a very hard time keeping commercial tenants in the front space due to the lack of parking for the commercial customers. Mr. Rizio provided pictures of the lot. The lot has a 7-8 foot shift in grade in order to create additional parking on the lot. The terrain prohibits

Atty. Rizio reviewed the # of parking spaces required for the retail space vs. the parking required should it be converted to a studio apartment. He said he believes this proposal results in a reduction in non-conformity and a reduction in intensity of use on the site.

Chair Piccirillo asked if anyone wished to speak in favor of the petition.

None appeared.

Chair Piccirillo asked if anyone wished to speak against the petition.

Seeing none the Public Hearing was closed.

#5 681 East Main St. – Petition of 681 East Main, LLC – Seeking a variance of all of the off-street parking spaces required under Sec. 11-1-2 to permit the expansion from 6 to 14 residential units in the existing mixed use building in an OR zone.

Ms. Solange Geffrard and Mr. Paul Shelley appeared on their own behalf. They submitted proof of mailings.

Chair Piccirillo said this applicant appeared last month and the application was denied without prejudice. He asked what has changed.

Ms. Solange stated that the problem last month was the lack of a 5 year lease for parking for the residents in a lot adjacent to the building. They now have a signed letter from the owner of the parking lot for rental for 5 years.

Commissioner Eagen stated that if the commission votes to approve the parking variance it will be in perpetuity, not just for 5 years.

Chair Piccirillo also asked about the egress issue on the third floor and Mr. Shelley further explained the design.

Ms. Solange said she thought the previous issue was available parking for 5 years. Chair Piccirillo said if it not renewed after 5 years then you are back to having the same parking issue you have today.

Ms. Solange said they have invested a lot of money already on this property without the benefit of having money coming in. She asked the Commission to take this in to consideration when making their decision.

Chair Piccirillo asked if anyone wished to speak in favor of the petition.

Serge Laporte – he said there are already people living in the building, in 4 apartments each with 4 rooms and 1 bathroom. The owner just wishes to change the number of apartments with fewer people in each apartment, and additional bathrooms.

Chair Piccirillo asked if anyone wished to speak against the petition.

Ron Dougiello, principal of Radozycki Funeral Home next door to this property – said there currently are not enough parking spaces, day or night, without adding more rental units.

Ms. Solange stated she purchased the property from Mr. Dougiello and has always been respectful of the funeral home and their client's requirements.

The Public Hearing was closed.

#6 459 (aka 455) Iranistan Ave. – Petition of Greater Bridgeport Community Enterprises, Inc. – Seeking to waive the required off-street parking for an office under Sec. 11-1-2, and also seeking to waive all of the required landscaping under Sec. 7-1-3 to permit the change from a retail use to a book recycling warehouse in an I-L zone.

Ms. Adrienne C. Houel appeared on behalf of Greater Bridgeport Community Enterprises Inc. to present their petition. She did not bring mailings because her landlord, Mr. Tom Santa of Santa Fuel, owns the building that houses GBCE, which includes Park City Green and the Mattress Recycling Operation.

Ms. Houel said they would like to convert 6,000 sq. ft. of space, for office and warehouse purposes, to operate a book recycling operation. She furnished a map of the property showing the location of the proposed operation. She also furnished a copy of the fence at the bottom of the property in response to a question from Diego Guevara, Design Review Coordinator.

Mr. Santa allowed them to have the Mattress Recycling employee's park in an adjacent lot he owns. There are 12 spaces there for that purpose. There is no additional parking area available. Also, there are 3 dead trees along the back of the property which will be replaced with new trees.

Chair Piccirillo asked about # of employees and the hours they will operate. Ms. Houel responded they hope to have a total of 20 mattress recycling employees by January, 2015. Hours will be 7 A.M. to 3:30 P.M., with the office open until 6 P.M. The book recycling will start with 6 people and they hope to add 2 more in the future.

She added books are collected from library sales, and library turnover. They are recycled and sold for pulp, and some, if deemed of value, can be sold on e-bay or Amazon.

Chair Piccirillo asked if anyone wished to speak in favor of the petition.

None appeared.

Chair Piccirillo asked if anyone wished to speak against the petition.

Seeing none the Public Hearing was closed.

#7 401 Park Ave. – Petition of Seaside Auto – Seeking a use variance of Sec. 5-1-2, and all of the required landscaping under Sec. 5-1-3 to permit the establishment of a used car dealership in an R-B zone.

Mr. Phalla Pou appeared to present his application. He submitted proof of mailings.

He stated he is looking to lease this property for a repair and used car dealership. He provided before and after pictures for the property. The site historically was a repair garage but has been a blighted lot for 20 years. He has fixed up the exterior of the property. The lot has 39% landscaping now, over the 35% required.

He intends to have no more than 4 cars at a time, with the majority of the repairs being in and out on the same day. Any cars stored overnight will be in the garage. He does not intend to do any heavy repairs, and all work will be performed inside the garage.

Commissioner Grace asked what the business hours will be. Mr. Pou replied 8 a.m. – 6 p.m.

Chair Piccirillo asked if anyone wished to speak in favor of the petition.

Chair Piccirillo read a letter of support from Mr. Tim Callahan into the record.

Chair Piccirillo asked if anyone wished to speak against the petition.

Seeing none the Public Hearing was closed.

DECISION SESSION

RE: C-1 (#5) 853 Fairfield Ave. – Petition of Firetree, LTD – Seeking a modification of the approved plan of development for the use applicable to the granting of variances by the Zoning Board of Appeals on 07/10/2012, which permitted a 12-bed group home (social service provider) to now be a 15-bed half-way house for convicted felons in an OR-G zone.

****COMMISSIONER GRACE MOVED TO CONTINUE ITEM # C-1 (#5) 853 FAIRFIELD AVE. – PETITION OF FIRETREE, LTD – SEEKING A MODIFICATION OF THE APPROVED PLAN OF DEVELOPMENT FOR THE USE APPLICABLE TO THE GRANTING OF VARIANCES BY THE ZONING BOARD OF APPEALS ON 07/10/2012, WHICH PERMITTED A 12-BED GROUP HOME (SOCIAL SERVICE PROVIDER) TO NOW BE A 15-BED HALF-WAY HOUSE FOR CONVICTED FELONS IN AN OR-G ZONE UNTIL TUESDAY, NOVEMBER 12, 2013 TO ALLOW INPUT FROM THE OPERATORS OF THE PROPOSED HALF-WAY HOUSE.**

****COMMISSIONER SHEPARD SECONDED
THE MOTION PASSED UNANIMOUSLY

RE: #1 259-261 Brewster St. – Petition of Philip Dimarino – Seeking a variance of Sec. 11-1-12, which requires all parking areas to be hard-surfaced in all zones.

****COMMISSIONER EAGEN MOVED TO APPROVE ITEM #1 259-261 BREWSTER ST. – PETITION OF PHILIP DIMARINO – SEEKING A VARIANCE OF SEC. 11-1-12, WHICH REQUIRES ALL PARKING AREAS TO BE HARD-SURFACED IN ALL ZONES WITH THE FOLLOWING CONDITIONS:**

- 1. A BARRIER SHALL BE INSTALLED TO CONTAIN THE GRAVEL FROM SPILLING OVER ONTO THE CITY RIGHT-OF-WAY.**
- 2. THE PETITIONER IS TO SATISFY THE CONCERNS OF INSPECTOR JAMES HOLLOWAY OF THE PUBLIC WORKS DEPARTMENT, REGARDING THE DRIVEWAY APRON AND THE REPLACEMENT OF THE GRASS STRIP THAT WAS REMOVED FROM CITY PROPERTY BY THE PETITIONER.**

****COMMISSIONER GRACE SECONDED
THE MOTION PASSED UNANIMOUSLY

RE: #2 818-820 Brewster St. – Petition of Evelyne Etienne/Lucianne Joseph – Seeking a variance of the residential density requirement of 2,700 sq. ft. of property per residential unit as required by Sec. 5-1-3 and also seeking to waive three (3) of the required off-street parking spaces of Sec. 11-1-2 to legalize the 3rd residential unit in the existing 2-family dwelling in an R-C zone and coastal area.

****COMMISSIONER EAGEN MOVED TO DENY ITEM #2 818-820 BREWSTER ST. – PETITION OF EVELYNE ETIENNE/LUCIANNE JOSEPH – SEEKING A VARIANCE OF THE RESIDENTIAL DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY PER RESIDENTIAL UNIT AS REQUIRED BY SEC. 5-1-3 AND ALSO SEEKING TO WAIVE THREE (3) OF THE REQUIRED OFF-STREET PARKING SPACES OF SEC. 11-1-2 TO LEGALIZE THE 3RD RESIDENTIAL UNIT IN THE EXISTING 2-FAMILY DWELLING IN AN R-C ZONE AND COASTAL AREA FOR THE FOLLOWING REASONS:**

- 1. THE GRANTING OF THIS PETITION WOULD RESULT IN AN OVERUSE OF THE SUBJECT PREMISES.**
- 2. THE SUBJECT PREMISES IS LOCATED IN AN AREA WHICH HAS CRITICAL TRAFFIC CONGESTION, AND ADDITIONAL VEHICLES ON THE STREET WOULD ADD FURTHER DETRIMENT TO PUBLIC SAFETY.**

3. THE PETITIONER FAILED TO ESTABLISH AN UNUSUAL CONDITION OR HARDSHIP RELATING TO THIS PARCEL OF PROPERTY AND THE REQUEST FOR VARIANCES.

****COMMISSIONER GRACE SECONDED
THE MOTION PASSED UNANIMOUSLY

RE: #3 537 Harral Ave. – Petition of Felix Morel/Junco Market – Seeking a variance of Sec. 4-9-1c, which prohibits accessory structures exceeding 50% of the ground floor square footage of the principal structure to permit the construction of a 1-story 800 sq. ft. garage/warehouse in an R-C zone.

****COMMISSIONER GRACE MOVED TO DENY ITEM #3 537 HARRAL AVE. – PETITION OF FELIX MOREL/JUNCO MARKET – SEEKING A VARIANCE OF SEC. 4-9-1C, WHICH PROHIBITS ACCESSORY STRUCTURES EXCEEDING 50% OF THE GROUND FLOOR SQUARE FOOTAGE OF THE PRINCIPAL STRUCTURE TO PERMIT THE CONSTRUCTION OF A 1-STORY 800 SQ. FT. GARAGE/WAREHOUSE IN AN R-C ZONE FOR THE FOLLOWING REASONS:**

- 1. THE GRANTING OF THIS PETITION WOULD RESULT IN AN OVERUSE OF THE SUBJECT PREMISES.**
- 2. THE PETITIONER FAILED TO ESTABLISH AN UNUSUAL CONDITION OR HARDSHIP RELATING TO THIS PARCEL OF PROPERTY AND THE REQUEST FOR VARIANCES.**
- 3. THE SUBJECT PREMISES IS LOCATED IN AN AREA WHICH HAS CRITICAL TRAFFIC CONGESTION. TRUCK DELIVERY PRODUCTS TO THIS GARAGE WOULD ADD TO THE CONGESTION AND FURTHER DETRIMENT TO PUBLIC SAFETY.**

****COMMISSIONER EAGEN SECONDED
THE MOTION PASSED UNANIMOUSLY

RE: #4 1812 (aka 1814) Boston Ave. – Petition of 1812 Boston Avenue, LLC – Seeking a variance of Sec. 11-1-2, waiving 3 of 6 required off-street parking spaces to permit the conversion of a retail space into a 1-bedroom apartment in the existing mixed use building in an OR zone.

****COMMISSIONER RUSSO MOVED TO APPROVE ITEM # #4 1812 (AKA 1814) BOSTON AVE. – PETITION OF 1812 BOSTON AVENUE, LLC –**

SEEKING A VARIANCE OF SEC. 11-1-2, WAIVING 3 OF 6 REQUIRED OFF-STREET PARKING SPACES TO PERMIT THE CONVERSION OF A RETAIL SPACE INTO A 1-BEDROOM APARTMENT IN THE EXISTING MIXED USE BUILDING IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:

CONDITIONS:

- 1. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO THE BOARD AND SHALL BE HELD ON FILE IN THE ZONING DEPARTMENT.**
- 2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE BASIC BUILDING CODE OF THE STATE OF CT.**

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT AS APPROVED WILL BE AN IMPROVEMENT TO THE NEIGHBORHOOD.**
- 2. THE GRANTING OF THIS PETITION WILL HAVE NO ADVERSE IMPACT ON THE IMMEDIATE AREA.**
- 3. ADEQUATE ON-STREET PARKING IS AVAILABLE FOR THE RESIDENTS OF THIS HOME.**

****COMMISSIONER SHEPARD SECONDED**

****THE MOTION PASSED UNANIMOUSLY**

RE: #5 681 East Main St. – Petition of 681 East Main, LLC – Seeking a variance of all of the off-street parking spaces required under Sec. 11-1-2 to permit the expansion from 6 to 14 residential units in the existing mixed use building in an OR zone.

****COMMISSIONER GRACE MOVED TO DENY ITEM #5 681 EAST MAIN ST. – PETITION OF 681 EAST MAIN, LLC – SEEKING A VARIANCE OF ALL OF THE OFF-STREET PARKING SPACES REQUIRED UNDER SEC. 11-1-2 TO PERMIT THE EXPANSION FROM 6 TO 14 RESIDENTIAL UNITS IN THE EXISTING MIXED USE BUILDING IN AN OR ZONE FOR THE FOLLOWING REASONS:**

- 1. THE GRANTING OF THIS PETITION WOULD RESULT IN AN OVERUSE OF THE SUBJECT PREMISES.**
- 2. THE SUBJECT PREMISES IS LOCATED IN AN AREA WHICH HAS CRITICAL TRAFFIC CONGESTION, AND THE PROPOSED USE WOULD ADD TO THE CONGESTION AND FURTHER DETRIMENT TO PUBLIC SAFETY.**

****COMMISSIONER EAGEN SECONDED
THE MOTION PASSED UNANIMOUSLY

RE: #6 459 (aka 455) Iranistan Ave. – Petition of Greater Bridgeport Community Enterprises, Inc. – Seeking to waive the required off-street parking for an office under Sec. 11-1-2, and also seeking to waive all of the required landscaping under Sec. 7-1-3 to permit the change from a retail use to a book recycling warehouse in an I-L zone.

****COMMISSIONER GRACE MOVED TO APPROVE ITEM #6 459 (AKA 455) IRANISTAN AVE. – PETITION OF GREATER BRIDGEPORT COMMUNITY ENTERPRISES, INC. – SEEKING TO WAIVE THE REQUIRED OFF-STREET PARKING FOR AN OFFICE UNDER SEC. 11-1-2, AND ALSO SEEKING TO WAIVE ALL OF THE REQUIRED LANDSCAPING UNDER SEC. 7-1-3 TO PERMIT THE CHANGE FROM A RETAIL USE TO A BOOK RECYCLING WAREHOUSE IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 2. THREE (3) INDIGENOUS TREES SHALL BE PLANTED ALONG THE REAR PROPERTY LINE/CREEK TO BE IN COMPLIANCE WITH THE I-L ZONE DEVELOPMENT STANDARDS**

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT, AS APPROVED, IS IN KEEPING WITH THE CITY'S "GREEN" INITIATIVE.**
- 2. RECYCLING ACTIVITY WILL PROVIDE EMPLOYMENT FOR CITY RESIDENTS, AS WELL AS PROVIDING A COMMUNITY SERVICE.**

****COMMISSIONER RUSSO SECONDED
THE MOTION PASSED UNANIMOUSLY

RE: #7 401 Park Ave. – Petition of Seaside Auto – Seeking a use variance of Sec. 5-1-2, and all of the required landscaping under Sec. 5-1-3 to permit the establishment of a used car dealership in an R-B zone.

****COMMISSIONER RUSSO MOVED TO APPROVE ITEM #7 401 PARK AVE. – PETITION OF SEASIDE AUTO – SEEKING A USE VARIANCE OF SEC. 5-1-2, AND ALL OF THE REQUIRED LANDSCAPING UNDER SEC. 5-1-3 TO PERMIT THE ESTABLISHMENT OF A USED CAR DEALERSHIP IN AN R-B ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE REVISED PLAN SUBMITTED TO AND APPROVED BY THE BOARD.**
- 2. ALL REPAIRS SHALL BE CONDUCTED INSIDE THE BUILDING. FURTHERMORE, THERE SHALL BE NO OVERNIGHT STORAGE OF TRUCKS, EQUIPMENT OR VEHICLES AWAITING SERVICE.**
- 3. THE MAXIMUM NUMBER OF VEHICLES DISPLAYED FOR SALE SHALL NOT EXCEED FOUR (4).**

FOR THE FOLLOWING REASONS:

- 1. THE GRANTING OF THIS PETITION WILL PROVIDE A NEEDED SERVICE TO THE SOUTHEAST AREA RESIDENTS.**
- 2. THE EXISTING DILAPIDATED BUILDING WILL BE RENOVATED AND WILL BE AN IMPROVEMENT TO THE NEIGHBORHOOD.**
- 3. THE BUILDING WAS DESIGNED AND CONSTRUCTED TO AN AUTO SERVICE FACILITY.**

****COMMISSIONER EAGEN SECONDED
THE MOTION PASSED UNANIMOUSLY

OTHER BUSINESS

RE: # OB-1 560 BISHOP AVENUE – Petition of Habitat for Humanity of Coastal Fairfield County, Inc. seeking a modification of the approved site plan due to an over site miscalculation.

Mr. Paul Boucher reported that the previously approved application misjudged the setback by 3". This corrects the record.

****COMMISSIONER EAGEN MOVED TO APPROVE ITEM # OB-1 560
BISHOP AVENUE – PETITION OF HABITAT FOR HUMANITY OF COASTAL
FAIRFIELD COUNTY, INC. SEEKING A MODIFICATION OF THE
APPROVED SITE PLAN DUE TO AN OVER SITE MISCALCULATION WITH
THE FOLLOWING CONDITION**

- 1. AN A-2 SURVEY MAP SHALL BE FILED ON THE LAND RECORDS OF
THE CITY OF THE CITY OF BRIDGEPORT.**

FOR THE FOLLOWING REASON:

- 1. THE 3" MISCALCULATION IS A MINIMAL INTRUSION INTO THE
SETBACK.**

****COMMISSIONER GRACE SECONDED
THE MOTION PASSED UNANIMOUSLY

APPROVAL OF MINUTES

Approval of ZBA Minutes for September, 2013.

Change: page 9, paragraph 6, change "hallway" to "halfway".

****COMMISSIONER GRACE MOVED TO APPROVE THE MINUTES OF
SEPTEMBER 9, 2013 AS AMENDED.
**CHAIRMAN PICCIRILLO SECONDED
THE MOTION PASSED UNANIMOUSLY

ADJOURNEMENT

****COMMISSIONER EAGEN MOVED TO ADJOURN
**COMMISSIONER RUSSO SECONDED
THE MOTION PASSED UNANIMOUSLY

Meeting was closed at 7:50 PM

Respectfully submitted,

Jill Kuzmich
Telesco Secretarial Services