

Wallingford Inland Wetlands & Watercourses Commission

Regular Meeting

Wednesday, October 1, 2025, 7:00 p.m.

Robert F. Parisi Council Chambers

Second Floor, Town Hall

45 South Main Street, Wallingford, CT

CORRECTED MINUTES

Chair James Vitali called this Regular Meeting of the Wallingford Inland Wetlands and Watercourses Commission to order on Wednesday, October 1, 2025, at 7:00 p.m. in the Robert F. Parisi Council Chambers, Second Floor of Town Hall, 45 South Main Street, Wallingford, CT.

PRESENT: Chair Vitali, Vice Chair Deborah Phillips, Secretary Nick Kern, Commissioners Michael Caruso and Jeffrey Necio, and Alternate Commissioners Aili McKeen, Mrs. Caroline Raynis, and James Heilman, and Ms. Erin O'Hare, Environmental Planner.

ABSENT: None.

There were 2 persons in the audience.

A. PLEDGE OF ALLEGIANCE

The Pledge was recited.

B. ROLL CALL

As above. Chair Vitali stated that the five Regular Commissioners will be voting tonight.

C. CONSIDERATION OF MINUTES

1. Regular Meeting, June 4, 2025

MS. PHILLIPS: **MOTION THAT THE JUNE 4, 2025, REGULAR MEETING MINUTES BE APPROVED WITH THE CORRECTIONS ON THE ENVIRONMENTAL PLANNER'S REPORT OF AUGUST 29TH, 2025.**

MR. NECIO: **SECOND.**

VOTE: **CHAIR VITALI - AYE; MR. KERN - AYE; MS. PHILLIPS - AYE; MR. NECIO - AYE; MR. CARUSO - AYE.**

2. Regular Meeting, July 30, 2025

MS. PHILLIPS: **MOTION TO APPROVE THE JULY 30, 2025, REGULAR MEETING MINUTES WITH CORRECTIONS ON PAGES 3-4 AT APPLICATION D.6. TO CHANGE THE NAME OF THE APPLICANT TO "LAURA" SCALESE IN FOUR PLACES.**

MR. NECIO: **SECOND.**

VOTE: **ALL COMMISSIONERS VOTED "AYE".**

3. Regular Meeting, Sept. 3, 2025 - (Cancelled)

D. OLD BUSINESS

1. #A19-3.7 / 988 East Center Street - Benchmark Development, LLC - Request for bond release

Ms. O'Hare said this is not ready.

2. #A25-6.3 / 287 Hall Avenue - Town of Wallingford, Town Planner - (trail section & trail footbridge installations & removal of old tires in stream)

Appearing was Town Planner Kevin Pagini.

Chair Vitali said, They're clean. Are there any questions?

Commissioner Kern asked, Is someone working with them to remove the old tires?

Mr. Pagini said, Yes, someone from the Trails Working Group is on it.

Chair Vitali said, Do they need a Motion on Significant Activity?

Ms. O'Hare said, Yes.

MS. PHILLIPS: MOTION THAT APPLICATION #A25-6.3 / 287 HALL AVENUE - TOWN OF WALLINGFORD, TOWN PLANNER - (TRAIL SECTION & TRAIL FOOTBRIDGE INSTALLATIONS & REMOVAL OF OLD TIRES IN STREAM) BE DEEMED NOT A SIGNIFICANT IMPACT ACTIVITY.
MR. NECIO: SECOND.
VOTE: MR. KERN - YES; MS. PHILLIPS - YES; MR. NECIO - YES; MR. CARUSO - YES; CHAIR VITALI - YES.

MS. PHILLIPS: MOTION THAT APPLICATION #A25-6.3 / 287 HALL AVENUE - TOWN OF WALLINGFORD, TOWN PLANNER - (TRAIL SECTION & TRAIL FOOTBRIDGE INSTALLATIONS & REMOVAL OF OLD TIRES IN STREAM) BE APPROVED AS SUBMITTED.
MR. NECIO: SECOND.
VOTE: MR. NECIO - YES; MR. CARUSO - YES; MS. PHILLIPS - YES; CHAIR VITALI - YES; MR. KERN - YES.

3. #A25-7.1 / 10 Mansion Road - Joe Flamini - (remove existing garage and re-construct garage) - Re request for Administrative Approval - *Granted 8/4/25*

Chair Vitali noted this Administrative Approval.

4. #A25-8.1 / 32 Cardinal Drive - Brett Dowty - (shed removal & replacement) - Request for Administrative Approval - *Granted 8/22/25*

Chair Vitali noted this Administrative Approval.

E. NEW BUSINESS

1. #A24-2.1 / 155 East Street - Ferti Management Corp. - (bond release)

Ms. O'Hare said this is not ready.

F. RECEIPT OF NEW APPLICATIONS

1. #A25-9.1 / 4 Kazersky Drive - Nathan Myers - (deck) - Request for Administrative Approval

Chair Vitali received this Application for the November 5 Regular Meeting agenda.

2. #A25-9.2 / 25 Dana Boulevard - Dominick Serignese - (construction of patio facility)

Chair Vitali received this Application for the November 5 Regular Meeting agenda.

G. ELECTIONS – This item was taken up later in the Meeting.

H. REPORTS & COMMUNICATIONS

1. Discussion of proposal to adopt fines for violations

Chair Vitali requested that Ms. O'Hare would obtain a list of fines that other towns have in place and what they are charging. Ms. O'Hare will look into it.

2. Farm Hill Road Detention Basin

Ms. O'Hare reported that the Mayor put the Town Planner in charge of this and there is nothing to report yet.

3. IWWC application form revision - discussion

Commissioner Heilman said that he made some changes that could be studied by Ms. O'Hare. Chair Vitali said, I think it's better. Applicants may want categories to check. Ms. O'Hare will work additionally on this. She asked if it should be one or two separate applications. Chair Vitali advised to keep it integrated into one application but to have two sections, for a homeowner and a separate section for developers.

4. Notification of Pesticide Treatment - 37 Harrison Road - Wheeler Traditions Golf Course - Licensed applicator, The Pond and Lake Connection; emailed 8/25/25

Chair Vitali acknowledged this notification.

5. Notification of Pesticide Treatment - 1450 Tuttle Ave. - Casman - Licensed applicator, The Pond and Lake Connection; emailed 8/25/25

Chair Vitali acknowledged this notification.

Chair Vitali then went to Item J.

J. VIOLATIONS - pending (no action requested at this time)

1. Cease & Correct Order Remains - 55 Kondracki Lane - Fifty-five, LLC - (correction plan to comply with 6/5/18 Order) approved 12/6/23 - status

Ms. O'Hare said they have not sold it yet.

2. Notice of Violation - IWWC #A18-1.2 / 801 North Colony Road & 6 Beaumont Road / Padens Brook / IAmTheWalrus, LLC - (violations regarding implementation of the Padens Brook Corridor Restoration Plan) issued 3/4/24; remediation planting plan

Chair Vitali asked, Have you gotten an actual count?

Ms. O'Hare said, No. They haven't put in any trees yet.

3. Notice of Violation Remains - 1245 Old Colony Road & Quinnipiac River - Jerzy Pytel - (unpermitted clearing & filling near river) issued 6/4/19; NOV to be recorded on Land Records per 10/4/24 action

Chair Vitali said this Violation remains.

4. Cease & Correct Order Remains- 67 Schoolhouse Road - Karl Kieslich - (new filling over prior filling) issued 4/25/23

Chair Vitali asked whether Town Attorney Janis Small had replied yet. Ms. O'Hare said No.

5. Notice of Violation Remains - 24 Mapleview Road - Patricia Clarke c/o James W. & Patricia Clarke, Trustee of The Clarke 2022 Living Trust - (alteration & filling within wetlands and in Upland Review Area on 24 Mapleview Rd. & on 13 Rolling Meadow Dr.) issued 4/21/23

Ms. O'Hare had received a call from the neighbor that the Owner was putting in a pipe, but the pipe was on the other side of the property, not near the area of concern, not in our jurisdictional area. The berm is about 1 1/2 feet high. The water is coming from the west side. So the western-side culvert she made, it goes to her border. It doesn't interfere with the east side, which has caused damage before. So she hired a contractor to put a pipe in there to protect her pool, but it doesn't enter into the 50-foot area.

Chair Vitali asked, Has she taken down the berm?

Ms. O'Hare said, No.

G. ELECTIONS

The posts of Chair, Vice Chair, and Secretary were noted.

MR. NECIO: MOTION THAT THE SECRETARY CAST ONE BALLOT FOR CHAIR VITALI AND THE CURRENT OFFICERS.

MS. PHILLIPS: SECOND.

VOTE: MR. KERN - YES; MR. CARUSO - YES; MS. PHILLIPS - YES; MR. NECIO - YES; CHAIR VITALI - YES.

Chair Vitali then went to Agenda Item I.

I. VIOLATIONS - discussion, hearing, and/or action

- 1. 360 Woodhouse Avenue - Nerio Tello - (structures, deposition, and ditching in wetlands) - Letter regarding violations - issued 5/28/24**
- 2. Notice of Violation - 360 Woodhouse Avenue - Nerio Tello - (noncompliance with IWWC discharge to wetlands) - issued 4/15/25**
- 3. Cease & Desist Order (Amended) - 360 Woodhouse Avenue - Nerio Tello - (new unpermitted activities & noncompliance with permit &, etc.) issued 5/30/25; Hearing 6/4/25; Amended 7/30/25**

Appearing were Mr. Nerio Tello and his daughter Ms. Aricela Tello.

Chair Vitali said, We'll take two minutes for Erin to get something she want to share with us.

Ms. O'Hare went downstairs and returned a few minutes later. She gave papers to Chair Vitali.

Chair Vitali said, We're back live. This combines with an application and a violation of 360 Woodhouse Avenue, Mr. Tello. There's an original Cease and Desist that deals with the chicken coop?

Ms. O'Hare said, Yes.

Chair Vitali said, And we issued a Cease and Desist for that chicken coop and a removal--a Cease and Desist and a Removal.

Ms. O'Hare said, Cease and Desist was issued in June, and in July we amended it to allow that removal.

Chair Vitali said, So the modification has to be a modification to the Cease and Desist that allows him to move the chicken coop out. Erin has generated a new Motion that allows him to remove the chicken coop under the Cease and Desist.

Ms. O'Hare said, We approved it July 30th. I think we're reaffirming what we did then because the Owner wasn't here on July 30th. The coop is still there. You got to put a time frame on it.

Ms. Phillips said, Thirty days.

Chair Vitali said, So the Motion is to amend the Cease and Desist. We're giving you 30 days to move it off the site, and we're amending the Cease and Desist that allow you to do that.

Ms. O'Hare said, Not off the site. Out of our jurisdictional area.

Chair Vitali said, Out of the wetlands area. And the shed--the coop and the shed.

MS. PHILLIPS: MOTION TO REAFFIRM THE CEASE AND DESIST ORDER ON 360 WOODHOUSE AVENUE, NERIO TELLO, CONCERNING THE CHICKEN COOP AND THE SHED, TO REAFFIRM THAT HE IS ALLOWED TO MOVE THE TWO--THE CHICKEN COOP AND THE SHED--OUT OF OUR JURISDICTION SITE WITHIN 30 DAYS; AND AMENDING THE MOTION TO REAFFIRM THE CEASE AND DESIST ORDER AND ALLOW MR. TELLO TO REMOVE THE CHICKEN COOP AND ITS FOUNDATIONS OUT OF OUR JURISDICTION AREA WITHIN 30 DAYS.

MR. NECIO: SECOND.
VOTE: MR. KERN - YES; MS. PHILLIPS - YES; MR. CARUSO - YES; MR. NECIO - YES; CHAIR VITALI - YES.

Chair Vitali said, The Corporate Counsel Town Attorney is involved at this time.

Ms. O'Hare said, My Environmental Planner's Report that went out in your packet Friday gives a lot of steps we should go through tonight.

Chair Vitali said, I want to point out that the map that she generated and e-mailed, there happens to be two boundaries by two different soils scientists. But the second soils scientist is not here tonight. So the Town Attorney recommends that we don't go by the second soils scientist, we go by the first. The next thing is the pool. Did we give him a permit for the pool?

Ms. O'Hare said, Yes.

Chair Vitali said, We gave him a permit because just a tidbit of the pool was in the URA. Since then, the gentleman has put a hot tub out in the Upland Review Area. He expanded the patio well into the

URA. So he's in violation from that permit for the patio. So that's Number 3 (reference was to Environmental Planner's Report dated Oct. 1, handed to Chair tonight): "To remove the unpermitted hot tub installation and the rear eastern portion of the patio facility installation, an area 20 feet by 100 feet long, and remediate this demolition activity in area by installing seed. All to be completed within a one-month time." That's her option for that.

Chair Vitali continued, The second, Alternative B, is "To file an After-the-Fact application to allow the hot tub installation to remain after completing the removal of the rear eastern portion of the patio facility installation." I think the first thing is this extended patio area. How's the Commission feel about it?

Chair Vitali continued, There's probably some area around the pool as being a patio. But this gentleman added something like another 25 feet, took the liberty to what was requested—now it's 25 by 100. And he put a hot tub on it. So the patio is out into the Upland Review Area.

Commissioner Heilman said, We have two situations, the shed and the chicken coop, both of which are significantly into the wetland original area. We also regulate the Upland Review Area. We should determine whether or not they should use that.

Chair Vitali said, The Motion took the shed and coop out of our jurisdictional area, so that means not in the Upland Review Area. I think the Motion is to take it outside the Upland Review Area, coop and shed.

Ms. O'Hare said, It is. In July we reaffirmed the same thing.

Chair Vitali said, So your suggestion is to consider leaving the patio in the URA?

Mr. Heilman said, Only because it was originally a farm area, and we're not going to change that character by allowing that.

Commissioner Kern said, I'm concerned about the drain pipe he's got in the back coming out to front.

Chair Vitali said, Western drainage.

Commissioner Kern said, The hot tub and the pool water, where is it going? And there's no vegetation.

Commissioner McKeen said, I agree with Nick.

Commissioner Mrs. Raynis said, I would also agree with Mr. Kern. We can't have everybody doing whatever they want.

Commissioner Kern said, I'm concerned about the drainpipe he's got in the back coming out to the front. Erin's got it as "New Drainage".

Chair Vitali said, Drainage is an issue, but I think we're talking about the patio.

Commissioner Kern said, The hot tub and the pool water, where is it going. I don't agree that the hot tub and the extension on the patio should stay. It should go back behind our jurisdiction.

Commissioner Mrs. Raynis said, I agree with Mr. Kern. Was this the property that we thought might have an underground spring?

Chair Vitali said, I recall a pond in the upper corner of this property, on Harrison Road. There was a running brook that came down all across that on Woodhouse Avenue.

Commissioner Caruso asked, The coop and the shed, are we following this plan, too, for movement?

Commissioner McKeen pointed out it was Mr. Lord's suggestion, not anybody here.

MS. PHILLIPS: MOTION THAT ON 360 WOODHOUSE AVENUE, NERIO TELLO, THAT THE HOT TUB AND THE EASTERN PORTION OF THE PATIO BE REMOVED.

MR. NECIO: SECOND.

VOTE: MR. NECIO - YES; MR. CARUSO - YES; MS. PHILLIPS - YES.

In discussion, Ms. Phillips said she would like to amend the Motion:

AND TO INCLUDE A DECREASE IN THE POOL HOUSE TO THE APPROVED 10' X 20'.

So Voting proceeded:

MR. KERN - YES.

CHAIR VITALI - Chair Vitali's vote was not audible.

Commissioner Caruso questioned: We're going to bring it back to the original line we approved?

Chair Vitali said, We--the original, the original pool that was approved. Call for a Motion (meaning the vote on the amended Motion).

VOTE: MR. NECIO - YES; MR. CARUSO - YES; MS. PHILLIPS - YES; CHAIR VITALI - SO YES.

Ms. O'Hare said, They were served by a State Marshal today with a Cease and Desist from the Planning Department about that they haven't taken down the oversized pool house yet. They were also served by the State Marshal from the Building Department for not having pool safety fencing.

After discussion, Ms. Phillips made another Motion.

MS. PHILLIPS: MOTION ON 360 WOODHOUSE AVENUE, NERIO TELLO, TO AFFIRM THE INSTALLATION OF THE POOL SAFETY FENCE AROUND THE POOL.

MR. NECIO: SECOND.

VOTE: MR. KERN - YES; MS. PHILLIPS - YES; MR. CARUSO - YES; MR. NECIO - YES; CHAIR VITALI - YES.

Mrs. Deborah Satonick, 2 Wheatfield Drive, spoke. Mr. Steven Satonick accompanied her.

Mrs. Satonick said, We moved in June three years ago. It became crystal clear there was a high water table. I'd call it a lazy river coming down the sidewalk, and there was always a puddle in the corner between Wheatfield and Woodhouse. We ignored it until winter came. Our first snowstorm, I went to shovel the sidewalk going up on Woodhouse, and I took a fall. I noticed a layer of ice underneath the snow. As weeks went on, it became like a mini ice-skating rink, Woodhouse and the

corner of Wheatfield. It's on a State road. The State Engineering Department came out and said they were in contact with Wallingford Engineering Department. The Town's Engineering person, Tiffany Shipman, said we had to clean out our swale. She showed us maps. It's a windy swale. She marked it and told us where to make a swale. My husband went out and did it. For two years, there has been no ice skating pond on the corner. The problem has rectified.

Mrs. Satonick continued, We remedied a problem for many people. To the Chairman, and Commission: We are now possibly approving water pumping through an illegal pipe, someone else's water, onto our wetlands. Will our swale be able to handle our wetlands land my neighbor's wetland?

Mr. Satonick said, Most of the water now that's coming from the other side, I can't see it because it's all grown in. I can't go out there now. I assume it's coming from his pipe onto our wetlands side. I have to wait till fall.

Ms. Aricela Tello, 360 Woodhouse Avenue, said, We have seen puddles there. I mean--.

Chair Vitali said, I'm going to read the other drainage issue, Number 5 in Erin's report, quote: "The western drainage installation facility, that portion is within the Upland Review Area--that collects groundwater flows that travel westward downgradient from the wet meadows and conveys then to the north, turning to the west behind the pool house, then ultimately discharge into the wetlands in the swale in Woodhouse Avenue." Her Motion would be "Motion: A. would be "To remove the lower 58 feet of piping installed without permit in the Upland Review Area, allowing the flows to discharge into a stone protection area to be provided, installed in the lawn outside the Upland Review Area with flows to flow overland, ultimately entering the swale. And B. To remove the eastern portion of this drainage facility, as it was installed approximately 20 feet east of where it was approved to be installed per IWWC #A24-5.1, and to relocate this section of drainage facility in the original approval location and remediate any disturbed areas in this vicinity. And C. To remove all earthen material excavated from the drainage swale activity deposited in an approximate 12-foot by 100-foot area abutting the eastern edge of the wet meadow during the above-referenced drainage swale and restore to grade. And D. To remediate the restored area with seed. All to be completed in one month's time."

Chair Vitali asked, Erin, when I read this, I get a feeling that the swale--some kind of swale was dug and the material was put in Upland Review Area or put in the wetland? I mean, you've got this 12-foot by 100-foot area is where the material was put. Is that a wetland?

Ms. O'Hare showed a photo.

Chair Vitali said, Was that a wetland?

Ms. O 'Hare said, No

Chair Vitali asked, Was it an Upland Review Area?

Ms. O'Hare said, Upland Review Area abutting the wet meadow, Yes.

Chair Vitali said, All right. So there's a Violation with that fill in there. Is that correct?

Ms. O'Hare said, Yes.

Chair Vitali said, But you want to remove the earthen material excavated. O.K. So the thing is just

riddled with problems. I don't know. To try and get a handle on this whole drainage area, you need an engineer to put down where the drainage from what area--just the drainage flow--and where it's got to go. To try and follow this, I think, is difficult for me, anyway.

Ms. O'Hare said, I can follow it. But what I don't know is about capacity. And with the Satonicks' concern. I don't know--should we shunt it this way? to the swale? over here?

Chair Vitali said, I hope the pipe isn't big enough to handle the capacity. That will restrict the flow from going down to the neighbors' as a roaring brook. It wants to be a lazy river, which all that side hill was in the past. If you put a 12-inch pipe in, shoo, down it goes. So, if it's a 4-inch pipe--and that's not big enough--it's going to hold back things and let it meter itself out. I think it needs an engineer's design. This area is going here, and possibly a retention pond on this gentleman's property--or some checkdams? I mean, you have that major gully, the swale that he built, on your maps and pictures?

Ms. O'Hare said, You mean by the shed, the trench?

Chair Vitali said, Yes. You just showed one.

Ms. O'Hare brought an illustration up to show to Chair Vitali.

Chair Vitali said, I thought there was a bigger one.

Ms. O'Hare said, This is behind the pool house.

Chair Vitali said, That's certainly a 6-inch pipe or more. You're going to have a roaring brook coming down all through there. I wouldn't worry about capacity--I'd be worried about the high volume.

Ms. O'Hare said, O.K., so this comes down to Woodhouse Avenue on the west.

Chair Vitali said, But this other one is coming this way and getting the neighbor's property. There's got to be a better design. If you dewater one location, and you flood out another.

Commissioner Kern said, That can be torqued real easy and removed from the site.

Chair Vitali said, It's more interesting, what's under this--not down there (reference to a photo of coop foundation in wetlands).

Commissioner Kern said, It's just a poured 4-inch slab for chickens. What's wrong with eliminating all the drainage and putting it back to its natural state? He's dewatering his yard, his property.

Ms. O'Hare said, Right.

Chair Vitali said, You're draining a wetland.

Ms. O'Hare said, Commissioner Kern posed an interesting question: Why don't we just go back to the way it was? Why do we need all this drainage? What would happen?

Chair Vitali said, He doesn't want to take the patio out around the pool.

Ms. O'Hare said, But he's trying to protect the ice on his driveway (referring to Mr. Satonick). How

long's the house been there? He's only owned for three years.

Chair Vitali said, That ice has been there longer than three years, if that's the problem. If that's a whole wetland area back there, you're draining it.

Ms. O'Hare said, The interesting thing is it does flow underground. I've been there where it's flowing right into my car. It flows across the lawn, or used to. Now, with this piping, it won't do that.

Commissioner Kern said, You've been here for 20 years. What you're telling me is you think it's O.K. to let him put that drainage in to drain the wetlands.

Ms. O'Hare said, No. I'm saying all these drainage pipes have a reason. Sometimes we allow drainage pipes for a good reason. The one that I just showed you in the wetlands--that one, maybe, can stay.

Commissioner Kern said, So what's going to happen if he takes out all the drainage he put in, and lets the natural flow back the way it used to? It's going to come down around the pool and the patio and head south, not on his driveway, but behind the house it would go down to the abutting owner's swale.

After some discussion, Ms. Phillips made this Motion.

MS. PHILLIPS: **MOTION THAT 360 WOODHOUSE AVENUE, NERIO TELLO, CONSULT AN ENGINEER TO RETAIN PLANS FOR DRAINAGE ON THE PROPERTY WITHIN 30 DAYS.**

There was no Second. The Recording Secretary said that she did not understand the Motion.

Chair Vitali said, O.K. Start over with a Motion again.

MS. PHILLIPS: **MOTION AT 360 WOODHOUSE AVENUE, NERIO TELLO, TO HAVE MR. TELLO CONSULT AN ENGINEER TO MAKE DRAINAGE PLANS AND TO REMOVE ALL THE DRAINAGE THAT'S THERE RIGHT NOW WITHIN 30 DAYS.**

MR. NECIO: **SECOND.**

This Motion was not voted.

Then Mr. Necio made this Motion.

MR. NECIO: **MOTION TO HAVE MR. TELLO CLEAN AND REMOVE THE PIPE AND HIRE AN ENGINEER.**

MR. CARUSO: **SECOND.**

VOTE: **MR. NECIO - YES; MR. CARUSO - YES; MS. PHILLIPS -YES; MR. KERN - YES; CHAIR VITALI - YES.**

At this time Commissioner Necio said that he had not heard the vote taken on the Motion regarding reducing the size of the pool house from 20 feet by 20 back to 10 feet by 20. Chair Vitali said, You're probably correct. The 10 x 20 pool house was in the permit. Ms. Phillips said, Yes.

Chair Vitali said, So the Motion is to bring it back to the 10 feet, the original part of the permit. Motion's made and seconded. Call for a vote. Jeff?

Mr. Necio: Yes.
Mr. Caruso: Yes.
Ms. Phillips: Yes.
Mr. Kern: Yes.
Chair Vitali: Yes.

Chair Vitali reiterated that he does not want to accept paperwork the night of the meeting.

K. NEXT SCHEDULED REGULAR MEETING: November 5, 2025

L. ADJOURNMENT

MS. PHILLIPS: **MOTION TO ADJOURN.**
MR. NECIO: **SECOND.**
VOTE: **ALL AYES IN A UNANIMOUS VOICE VOTE.**

The Meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Kathleen L. Burns, Recording Secretary