



Town Council Meeting
August 26, 2024 at 6:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

MINUTES

Mayor MacFarlane called the Town Council Meeting to order at 6:00 p.m. Mayor MacFarlane led the attendees in the Pledge of Allegiance to the Flag. Councilor Reneé Lannamañ delivered an invocation.

ROLL CALL

Acknowledgement of Quorum

MEMBERS PRESENT:

Councilor Reneé Lannamañ | Councilor David Miles | Councilor George Lehning | Mayor Pro Tem Marie V. Gallelli | Mayor Martha MacFarlane

STAFF PRESENT:

Sean O’Keefe, Town Manager | Morgan Cates, Public Works Director | Tom Wilkes, Town Attorney | Tom Harowski, Town Planner | Oscar Ojeda, Finance Supervisor | John Brock, Town Clerk

AGENDA APPROVAL/REVIEW

Motion made by Mayor Pro Tem Gallelli to move agenda item #5 (Consideration and Approval: Library Board Member Appointment Approval) to be heard before the Consent Agenda; seconded by Councilor Lannamañ. Motion approved by voice vote.

Voting

Yea: Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: Councilor Miles

NEW BUSINESS (Agenda Item #5 moved to appear at this point in the meeting during Agenda Approval.)

5. Consideration and Approval: **Library Board Member Appointment Approval**

Motion made by Councilor Lannamañ to approve Pamela Szydluk’s appointment to the Library Board; seconded by Mayor Pro Tem Gallelli. Motion approved unanimously by voice vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the August 12, 2024, Town Council Meeting.

Motion made by Mayor Pro Tem Gallelli to approve the revised set of minutes; seconded by Councilor Miles. Motion approved unanimously by voice vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

2. Consideration and Approval: **SLRTAC Agreement**

Public Works Director, Morgan Cates, introduced and explained this item. Mr. Cates stated that the South Lake Regional Technical Advisory Committee (SLRTAC) is an organization whose members include the City of Groveland, City of Minneola, City of Clermont, the City of Mascotte and the Sunshine Water Services Company. Mr. Cates said that the Public Works Directors and a manager from Sunshine Water Services Company meet and discuss water service/utility issues. There would be a cost of \$5,000 a year to join the group and that SLRTAC uses the \$5,000 annual fee to hire a consultant that assists the member agencies with utility issues such as landscape/irrigation code, water conservation plans, and Consumptive Use Permit issues.

Councilor Miles stated that it appeared that the City of Groveland controlled the group and that he did not believe it was in the Town's best interest to join the group.

Councilor Lehning suggested that \$5,000 cost for joining this group be added into the budget if it were to go forward.

Councilor Miles asked where in the Town's budget this item was listed. Town Manager, Sean O'Keefe, stated that it would be placed into the 401 (Water/Sanitation Fund) - 533 (Water Utility Service Account) - 540 (Dues, Subscriptions, Licenses Object Code) budget line.

Councilor Lannamañ made a motion to approve this agenda item; Mayor MacFarlane seconded the motion.

Mayor MacFarlane opened Public Comment for this item only.

Eric Gunesch, 448 Avila Pl. – Mr. Gunesch stated that he did not believe that Sunshine Water was a good company since his landscape company worked for Legends Golf Course and Sunshine Water was their water supplier.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline questioned if any Town Councilor had seen this item prior to the meeting and he suggested that the agenda item should be tabled.

Mayor MacFarlane closed Public Comment for this item.

Mayor MacFarlane withdrew her second for Councilor Lannamañ's motion.

Councilor Lannamañ withdrew her motion.

Motion made by Mayor MacFarlane to table this agenda item to the next meeting; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

3. Consideration and Approval: **Modification to GrayRobinson's Engagement**

Town Attorney, Tom Wilkes, explained GrayRobinson's (the Town's contracted law firm) new rate structure.

Mayor MacFarlane opened Public Comment for this item only.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline stated that residents wanted to know what the old rates were for GrayRobinson. Mr. Everline stated that he thought that the Town should get additional quotes for legal services.

Mayor MacFarlane closed Public Comment for this item.

Motion made by Councilor Miles to approve GrayRobinson's new rate structure; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

PUBLIC HEARING

4. Consideration and Approval: (second reading) **Ordinance 2024-002 - Land Development Code (LDC) Amendments**

Town Attorney, Tom Wilkes, read Ordinance 2024-002 out loud by title only:

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND DEVELOPMENT; PROVIDING FINDINGS AND DETERMINATIONS OF THE TOWN COUNCIL; AMENDING THE TOWN'S LAND DEVELOPMENT CODE (LDC) TO REVISE PROVISIONS GOVERNING "MEDIUM DENSITY RESIDENTIAL-1" (MDR-1), "MEDIUM DENSITY RESIDENTIAL-2" (MDR-2), AND PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICTS, EMPHASIZING LOT-SIZE AND OPEN-SPACE REQUIREMENTS; ADDING NEW "HIGH DENSITY RESIDENTIAL-1" (HDR-1) AND "HIGH DENSITY RESIDENTIAL- 2" (HDR-2) ZONING DISTRICTS AND THE RESTRICTIONS AND REQUIREMENTS THAT GOVERN LAND USE WITHIN THOSE DISTRICTS; AMENDING MISCELLANEOUS PROVISIONS OF OTHER ZONING DISTRICTS; CHANGING ALL REFERENCES TO "MAYOR" TO READ "TOWN MANAGER"; AMENDING SECTION 10.00 TO LIMIT PUD ZONING DISTRICTS TO LAND OF 100 ACRES OR MORE; AMENDING SUBSECTION 4.10.1 TO SPECIFY THE FORM AND MANNER IN WHICH CONDITIONS OF APPROVAL FOR PUD ZONING WILL BE MEMORIALIZED; ENACTING SUBSECTION 4.13.05 TO SPECIFY REQUIREMENTS FOR APPROVING VARIANCES; DELETING SUBSECTION 4.15.00 REGARDING LANDOWNER APPLICATIONS FOR AMENDMENTS TO THE LDC; AMENDING NUMEROUS REQUIREMENTS IN CHAPTER 7 OF THE LDC

GOVERNING SIDEWALKS, CANOPY TREES, LANDSCAPE BUFFERS, ROOT BARRIERS, AND RELATED SEPARATION DISTANCES; ENACTING NEW SUBSECTION 7.10.02 TO CLARIFY TREE REQUIREMENTS IN RESIDENTIAL DEVELOPMENT; AMENDING TABLE 8.03.02 REGARDING REQUIREMENTS FOR LOCAL ROADS; AMENDING PARAGRAPH 8.05.01.3 TO SPECIFY REQUIREMENTS OF OWNERSHIP, OPERATION, AND MAINTENANCE OF WASTEWATER AND RECLAIMED-WATER SYSTEMS IN NEW DEVELOPMENTS; ENACTING PARAGRAPH 8.06.01D TO SPECIFY LIMITATIONS ON EXTERIOR LIGHTING NEAR RESIDENTIAL PROPERTIES; ENACTING SUBSECTION 8.08.02 TO SPECIFY REQUIREMENTS FOR APPROVALS OF RECREATIONAL AMENITIES IN NEW DEVELOPMENTS; TRANSFERRING SUBSECTION 8.10.0 TO NEW SUBSECTION 1.06.07 WITHOUT CHANGE; AMENDING SUBSECTION 10.02.03 TO SPECIFY THAT ROAD IMPROVEMENTS FOR NEW DEVELOPMENT TO MEET CONCURRENCY REQUIREMENTS MUST BE CONSTRUCTED AT NO COST TO THE TOWN; ADDING AND AMENDING NUMEROUS DEFINITIONS IN SUBSECTION 1.12.00 TO CONFORM AND COMPLEMENT SUBSTANTIVE AMENDMENTS IN OTHER SECTIONS OF THE LDC; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Town Planner, Tom Harowski, summarized the recommendations that the Town's Planning and Zoning Board had made in relation to this Ordinance and the proposed amendments to the Land Development Code (LDC). Mr. Harowski explained that the Planning and Zoning Board's recommendations were:

1. The minimum square footage for a two-car garage in all zoning districts should remain at 400 square feet rather than the proposed 440 square feet.
2. Minimum dwelling unit area in the AG Agriculture District should remain at 1,500 square feet.
3. Minimum dwelling unit area in MDR-1 Medium Density Residential should remain at 1,700 square feet.
4. Minimum dwelling unit area in MDR-2 Medium Density Residential should remain at 1,200 square feet.
5. Minimum dwelling unit area in SFR Single Family Residential should remain at 1,800 square feet.
6. Side setback for corner yards in MDR-1 should remain at 12.5 feet.
7. Side yard setback for corner yards in MDR-2 should remain at 12.5 feet.
8. Proposed lot size and lot width in MDR-2 should remain as proposed, provided a grandfather provision is included which allows all properties currently zoned MDR2 to retain the current dimensional requirements and setbacks. A list of all affected parcels needs to be compiled with to clearly identify the eligible parcels.
9. Amendments to Section 8.05.04 E regarding the requirements that potable water not be used for irrigation are clarified and should be included in the ordinance.
10. Replace Table 2.00.02 with an updated version including the HDR-1 and HDR-2 zoning and the revised format.
11. Replace the existing table of zoning district dimensional requirements with an updated table. The table will need to be adjusted based on Town Council action on the Planning Board recommendations, if any. (See attached draft table.)

12. In Section 1.06.02 B, Town Mayor needs to be changed to Town Manager on page 11 lines 16 and 18.

Mayor MacFarlane opened Public Comment for this item only.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline stated that he did not agree with the Planning and Zoning Board’s recommendations.

Eric Gunesch, 448 Avila Pl. – Mr. Gunesch also disagreed with the Planning and Zoning Board’s recommendations, especially on garage sizes. Mr. Gunesch stated that he wishes he had a 440 square foot garage.

Bob Hines, 480 Avila Pl. – Mr. Hines was concerned about the provisions in the LDC on canopy tree requirements. Mr. Hines stated that he believes that the builder of Talichet should have been required to plant canopy trees in Talichet’s open spaces.

Morgan Cates, Public Works Director – Mr. Cates stated that he was concerned that the Ordinance was removing one of the types of residential roads that were allowed in the Town. Mr. Cates stated that he believed that this might hinder builders, especially since the new LDC did not allow as much density within developments.

Tina St. Clair, 135 E Central Ave. (Planning and Zoning Board Chair) – Board Chair St. Clair explained why the Planning and Zoning Board had made some of its recommendation to the LDC.

Mayor MacFarlane closed Public Comment for this item.

Councilor Miles said that the Planning and Zoning Board’s recommendations were an attempt to return the Town to the existing LDC codes. Councilor Miles stated that he did not agree with the Planning and Zoning Board’s recommendations #1 - #5. Councilor Miles stated he did not agree with the Planning and Zoning Board’s recommendation #8 and that there was no need for a grandfather clause for people zoned MDR-2 and that the residents currently zoned for MDR-2 should just apply for a variance in the future if it was needed. Councilor Miles stated that the side setback for corner yards in MDR-1 should set to 15 feet. Councilor Miles stated that he agreed with Planning and Zoning Board recommendation #7. Councilor Miles stated that the Planning and Zoning Board’s recommendation #9 was already incorporated into the new amended LDC.

Mayor MacFarlane asked if the grandfather clauses were common in instances like this.

Mr. Wilkes stated that the recommendation for the grandfather clause for the MDR-2 zoning was for the protection of existing homeowners and would reduce the number of variance requests in the future.

Councilor Lehning said that he was infuriated with the fact that the Planning and Zoning Board had waited until the 2nd reading of this Ordinance to make these recommendations, that there had been ample opportunity over the last year for the Board to make recommendations while the Town Council had been working on the proposed amendments.

Councilor Miles stated he, like Councilor Lehning, was also infuriated. Councilor Miles stated that he agreed with the Planning and Zoning Board’s recommendation #10 except that HDR building setbacks should be included in the table showing building setbacks. Councilor Miles said that he did agree with the Planning and Zoning Board’s recommendations #11 and #12.

Councilor Miles stated that he would make a motion approving the Ordinance with the following amendments:

1. The Town Council rejecting the Planning and Zoning Board's recommendations #1 - #5.
2. Side yard setback for corner yards in MDR-1 should be set at 15 feet.
3. Side yard setback for corner yards in MDR-2 should remain at 12.5 feet.
4. The Town Council rejects the Planning and Zoning Board's recommendation #8 including the grandfather clause.
5. Table 2.00.02 (c) should be included in the LDC.
6. The Table for Zoning District Dimensional Requirements should be included and fill in the blanks for the Building Setbacks for High Density Residential-1 and High Density Residential-2.
7. The Town Council should incorporate the Planning and Zoning Board recommendations #11 and #12.
8. On page 29, line 17, the MDR-1 street side yard setback should be set at 15 feet.
9. On page 66, line 9, the maximum project density should be set to 6 units, not 8.
10. On page 67, line 40, the maximum project density should be 10 units, not 12.
11. Under AG (Agriculture Zoning), the minimum dwelling unit area should be set at 1,500 square feet.

Councilor Lehning suggested adding language to the section of the Land Development Code that would state that the Land Development Code should be the bare minimum to start negotiations on any PUD agreement.

Councilor Lannamañ stated that she was not in agreement with the required minimum 440 square feet for garages.

Mayor Pro Tem Gallelli agreed with Councilor Lannamañ that garages should not be required to be a minimum of 440 square feet, and she wanted the Planning and Zoning Board recommendation of the grandfather clause that had been proposed for MDR-2 zoning.

Motion made by Councilor Miles to approve Ordinance 2024-002, with Councilor Miles' proposed amendments and Councilor Lehning suggestion of adding language to the PUD negotiation to the Land Development Code; seconded by Councilor Lehning. Motion passed by roll call vote.

Voting

Yea: Councilor Miles, Councilor Lehning, Mayor MacFarlane

Nay: Councilor Lannamañ, Mayor Pro Tem Gallelli

OLD BUSINESS

None

NEW BUSINESS

5. Consideration and Approval: **Library Board Member Appointment Approval** (*this agenda item was moved during the Agenda Approval portion of the meeting to appear first in the meeting, right before the Consent Agenda.*)
6. Consideration and Approval: **Cedar Creek Water Agreement**

Town Manager, Sean O’Keefe, explained that this item had been removed from the agenda and would be brought back before the Town Council during its next meeting due to the applicant for the proposed Cedar Creek development not having enough time to review the agreement.

Mayor MacFarlane called a 4-minute recess at 7:41 p.m.

7. Consideration and Approval: **Sara Maude Nature Preserve Funding**

Town Manager, Sean O’Keefe, introduced and explained this agenda item. Mr. O’Keefe introduced the Town’s new Finance Supervisor, Oscar Ojeda, to the Council.

Mr. Ojeda explained that the Town had received quotes for loans from three local banks and that the recommended bank loan was from Seacoast Bank for a 5-year term at an interest rate of 5.35%.

Mayor MacFarlane opened Public Comment for this item only.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline stated that he remembered lower interest rates being discussed before (in the neighborhood of 2 to 2.5%). Mr. Everline said he thought these interest rates were too high.

Eric Gunesch, 448 Avila Pl. – Mr. Gunesch said that he thought these interest rates were too high and that none of the proposed loans should be accepted.

Mayor MacFarlane closed Public Comment for this item.

Councilor Miles said that he was concerned about the interest rates being too high and that he believed that the loan had not been rigorously bid out. Councilor Miles said that this agenda item should come back to the Town Council during the October 28, 2024, Town Council Meeting after the loan has been bid out in a more competitive manner. Councilor Miles stated that the Fed was expected to lower interest rates in early October. Councilor Miles said that, in the interim, the Town should give itself an interfund loan to cover the boardwalk construction expenses.

Public Works Director, Morgan Cates, reminded the Town Council that the Councilors were the ones that said to get this project done and told the staff to sign the agreement and get started prior to going out and researching/acquiring a loan to pay for the project.

Town Attorney, Tom Wilkes, stated that this would be an interfund loan and not an interfund transfer. Mr. Wilkes also stated that, in the paperwork that the United Community Bank had sent, it stated the proposed loan would be a full faith and credit obligation which would require a referendum vote. Mr. Wilkes stated that he needed to be copied on all loan correspondence in the future.

Motion made by Councilor Miles table this item to the October 28, 2024, Town Council Meeting; seconded by Councilor Lehning. Motion passed by roll call vote.

Voting

Yea: Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: Councilor Lannamañ

8. Consideration and Approval: **Resolution 2024-006 - Approval of Town Councilor Appointment**

Mayor MacFarlane read Resolution 2024-006 out loud by title only:

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, APPROVING THE MAYOR'S APPOINTMENT OF A SUCCESSOR TO FILL A VACANCY ON THE TOWN COUNCIL; PROVIDING FOR AN EFFECTIVE DATE

Mayor MacFarlane opened Public Comment for this item only.

Eric Gunesch, 448 Avila Pl. – Mr. Gunesch asked how this process in the resolution would work.

Mayor MacFarlane closed Public Comment for this item.

Motion made by Councilor Lehning to approve Resolution 2024-006; seconded by Councilor Lannamañ. Motion approved unanimously by roll call vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

9. Consideration and Approval: **Scheduling the First November 2024 Town Council Meeting**

Town Manager, Sean O'Keefe, explained that the regular date for the first Town Council meeting in November would fall on November 11th, Veterans Day, and as such should be rescheduled as this was a Town holiday.

Motion made by Councilor Miles to schedule the first Town Council in November for 6 p.m. on Tuesday November 12, 2024; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

10. Consideration and Approval: **Wastewater Rate Increase**

Town Manager, Sean O'Keefe introduced and explained this item. Mr. O'Keefe stated that the Town did not currently have a mechanism to raise the Town wastewater rates, similar to the way it can raise the Town's water rates. Mr. O'Keefe recommended that the Town Council task the Town Attorney to draft an Ordinance that would allow the Town to increase wastewater rates, similar to the way that it works for water rates.

Mayor MacFarlane asked Councilor Miles by what amount the Central Lake CDD was proposing to raise wastewater treatment rates. Councilor Miles stated that the Central Lake CDD had expressed that they would like to raise the wastewater treatment rates to the Town by \$8.01 a month per household.

Councilor Lannamañ stated that raising the rates that the Town charges for wastewater services primarily just affects the Talichet and Venezia neighborhoods.

Councilor Miles suggested that some of the proposed wastewater treatment rate increase might not have to be passed onto the current users and that the Town could absorb a portion of the increase.

Mayor MacFarlane opened Public Comment, but seeing no comments, Mayor MacFarlane closed the Public Comment.

Motion made by Councilor Miles to direct the Town Attorney to draft an Ordinance that will allow the Town Council to raise the Town’s wastewater rates; seconded by Mayor Pro Tem Gallelli. Motion passed unanimously by roll call vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

11. Consideration and Approval: N. Citrus Ave. Reconstruction Project Approval

Town Manager, Sean O’Keefe, stated that the earliest start date that Pacquette could give the Town is October 15th, if the Town was ready for construction to begin at that time. Mr. O’Keefe stated that the Town had received two quotes from Pacquette, the first quote for just the road work was approximately \$350,000 and a second quote for \$414,966.75 which would include the moving of water lines to correspond with the moving of the road.

Councilor Miles made a motion to approve Paquette’s \$414,966.75 North Citrus Ave road improvement bid, with the \$4,356.75 to be funded out of the sidewalk maintenance budget line and the potable water improvement of \$64,490 to be funded out of the water fund. There was not a second for this motion.

Councilor Lehning (who is a resident on N. Citrus Ave.) stated that he has not received any sort of agreement yet about the road being moved and the right of way (ROW) changing on his property.

Public Works Director, Morgan Cates stated that the Town is currently waiting on the Town Surveyor and Town Attorney to create new Platting agreements that can be presented to the property owners on N. Citrus Ave. Mr. Cates recommended that the Town take care of the ROW issues with the road prior to signing a contract and asking for a start date for the project.

Councilor Miles stated that the Town Manager’s continued tenure with the Town was contingent on this project occurring in a timely manner.

Mayor MacFarlane opened Public Comment for this item only.

Fran Wagler, 409 W. Central Ave. – Mrs. Wagler (Manager of the Howey Mansion) asked how long this project would take. Mrs. Wagler stated that the Mansion’s busiest time of the year was in the Fall and the mansion was open 7 days a week. Mrs. Wagler stated that she had sent the Public Works Director an email and it had not been answered about the maintenance of traffic plan and the timeline for this project.

Mayor MacFarlane stated that she had seen the email response from Mr. Cates, and she then forwarded it to Mrs. Wagler.

Motion made by Councilor Miles to table this agenda item to the first Town Council meeting in September; seconded by Councilor Lannamañ. Motion passed unanimously by voice vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

DEPARTMENT REPORTS

12. Town Manager

Town Manager, Sean O'Keefe, reviewed dates of upcoming meetings with the audience. Mr. O'Keefe stated that the Town Planner, Tom Harowski, was retiring and that the Town had sent out a Request for Qualifications to hire a new Planning firm to function as the Town Planner.

COUNCIL MEMBER REPORTS

13. Mayor Pro Tem Gallelli

None

14. Councilor Lehning

Councilor Lehning stated that his homeowner's insurance was going up from \$3,000 to \$5,000 and that the Town Council needed to be mindful of the types of cost increases.

15. Councilor Miles

None

16. Councilor Lannamañ

None

17. Mayor MacFarlane

None

PUBLIC COMMENTS

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline stated that county taxes were increasing by as much as 10%.

Tina St. Clair, 135 E Central Ave. (Planning and Zoning Board Chair) – Board Chair St. Clair explained the timeline of when the Planning and Zoning Board had received the Ordinance amending the Town's Land Development Code. Board Chair St. Clair expressed her frustration with the Town Council not considering the recommendation that the Planning and Zoning Board had submitted.

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Lannamañ to adjourn the meeting; Mayor Pro Tem Gallelli seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 8:59 p.m. | **Attendees: 37**

Mayor Martha MacFarlane

ATTEST:

John Brock, Town Clerk

DRAFT