

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Regular Meeting

August 11, 2021

Chairman Domenic Pane called the regular Zoom meeting to order at 7:05 p.m.

I. **PLEDGE OF ALLEGIANCE**

II. **ROLL CALL AND SEATING OF ALTERNATES**

Commissioners Present

Chairman Domenic Pane  
Commissioner Michael Fox  
Commissioner Garrett Havens  
Commissioner David Lenares  
Commissioner Stanley Sobieski  
Commissioner Hyman Braverman-A  
Commissioner Thomas Gill-A

Commissioners Absent

Commissioner Anthony Claffey  
Commissioner Stephen Woods  
Commissioner Bryan Haggerty-A

Staff Present

Renata Bertotti, Town Planner  
Erik Hinckley, Asst. Town Planner/Zoning Enforcement Officer

Commissioner Braverman was seated for Commissioner Woods and Commissioner Gill seated for Commissioner Claffey.

III. **APPROVAL OF AGENDA**

No changes

IV. **PUBLIC PARTICIPATION** (For items not listed on the agenda; Speakers limited to two minutes.)

None

RECEIVED FOR RECORD  
NEWINGTON, CT  
2021 AUG 16 PM 1:16  
*Domenic Pane*  
Town Clerk

**V. ZONING ENFORCEMENT OFFICER REPORT**

Erik Hinckley: Good evening Chairman and Commissioners. You have the report in front of you if there are any questions I'll gladly answer them.

Chairman Pane: Any Commissioners have any questions?

Commissioner Sobieski: Erik, a couple of neighbors on Francis Avenue called me about (inaudible) on Francis Avenue. Could you go and take a look at that?

Chairman Pane: Any other questions? Erik, you are driving around and you are removing a lot of signs and still doing other enforcement, and some of that is not on this report. I just want the other Commissioners to realize.....

Erik Hinckley: That's correct. Like I said at the last meeting, in a month I usually pull in anywhere from 30 to 60 of those little push in signs for the junk movers, and the we buy houses stapled to the telephone poles, and in the right of way, I pull those.

Chairman Pane: Very good. I just wanted the other Commissioners to realize that that was being taken place.

Erik Hinckley: You will also see, within the next week a vast improvement, most of the wavers have been removed off of the turnpike. I think I have one that is supposed to be taken down tomorrow. US Furniture took theirs down, Wren Kitchens pulled theirs down, the ones on Fenn Road.

Commissioner Braverman: I have to compliment Erik Hinckley for his rapid response to my inquiry and just wanted to give him some acknowledgement.

Erik Hinckley: Thank you Mr. Braverman.

Commissioner Braverman: You're very welcome.

Chairman Pane: Thank you Commissioner. Is there any other Commissioner that may have any questions for our Zoning Enforcement Officer? Thank you very much Erik, for all of the work that you have been doing.

**VI. REMARKS BY COMMISSIONERS**

None

**PUBLIC HEARING**

- A. Petition 36-21: Special Permit (Sec. 6.16) to allow FFD Newington LLC to operate as a cannabis "hybrid retailer" at 2272-2294 Berlin Turnpike, Applicant: FFD Newington, LLC, Contact John M. Kelly, Owner: Seva Sadan, LLC.

John Kelly: Good evening Commissioners, good evening Mr. Chairman, good evening staff, John Kelly representing applicant FFD Newington LLC, and with me tonight are two representatives of FFD Newington LLC. First I'd like to introduce to you someone who probably needs no introduction to many of you. Rick Carbray, who is the Chief Executive Officer of Fine Fettle, which is the operator of, operated by FFD, Newington. Obviously Rick is well known to the Newington community, having served as a Town Councilor, he's well known to the state wide community as a long time representative of the UConn Alumni and former president of the UConn Alumni Association, and of course, Rick's long career as a pharmacist throughout many businesses throughout the region and now with FFD Newington LLC, and let me just have Rick say hello and then I will introduce the other participant for tonight.

Rick Carbray: Thanks John, I appreciate it. It's nice to see so many familiar faces. I know most of the Commission obviously and it was a pleasure to serve on the Town Council for eight years in Newington and living there for 30 years. It's funny that I'm back in Newington the last few years with Fine Fettle. We put together a great group and put together a medical marijuana dispensary that we are really proud of and now that the State has allowed us to do a hybrid model, we're before you tonight to get approval for that. It's great to be back home, great to see the familiar faces. Thank you.

John Kelly: The chief operating officer of Fine Fettle, FFD Newington LLC is Mr Benjamin Zachs, and he is on the Zoom meeting tonight and he has obviously extensive experience in this business and here is also here to talk about, let the Commission know what is planned for this site if we can get the Commission's approval tonight, or in the future. So, Ben, why don't you go ahead and talk about what is proposed here.

Benjamin Zachs: Thank you John. Hello to the Newington Zoning Board. We really appreciate the opportunity to present our application to operate as a hybrid retailer in Newington. We're been operating as a medical marijuana dispensary in Newington since, we officially opened on September 23, 2019, so it's been almost two years now, we now serve thousands of patients using medical marijuana for around thirty-five different ailments that are approved by the Department of Consumer Protection and the regulations in Connecticut.

A little bit about us as a company, we own and operate three of the eighteen medical marijuana dispensaries in Connecticut. In addition to Newington, we own and operate in Willimantic and we currently operate in Storrs, but that facility is moving down to Stamford Connecticut, and we are the only operator in Connecticut who has multiple locations that are still owned by Connecticut operators. We are proud to be doing this in our home state, as Rick noted, his historic background in Connecticut and what he has done for UConn in Connecticut and the

State, and I'm fourth generation Connecticut and the family has been involved in the Hartford community for my entire life, as well as my dad, my grandparents, my great-grandparents. Chief Compliance Officer Marti Giuliano, and Marti was the head of the Connecticut Pharmacists Association of Connecticut and really help start up this program, to allow medical marijuana dispensaries in Connecticut and have them be run by pharmacists. As Connecticut has updated its laws and rules and recently passed adult use cannabis one of the things that was incredibly important to the State, as well as us, was to ensure strong operations, and what that really meant was the opportunity for medical marijuana dispensaries to convert into what is being defined as a hybrid retailer, which allows us to continue to serve our medical patients as well as the ability to dispense and sell cannabis to the recreational consumer all within the same facility and as the operator of this business, which gives me incredible confidence is to really have them be run by our pharmacists and by pharmacists within the facility operating on both sides of the coin, both the medical and the adult use side which would be the first type of program in the country that has pharmacists running our facility.

Our manager and pharmacist, Dennis So, Dennis is a first generation Korean American and Dennis was the Assistant Manager in our first facility in Willimantic and then he was promoted to take over in Newington. We now operate with three full time pharmacists and three part time pharmacists and will continue to do so within our facility if given the opportunity to operate as a hybrid retailer.

Some of the things that I wanted to ensure that we went through so you all understood the way that our operation runs and our background, and what this shift means from an operational standpoint and why and how we think we are comfortable to do it, to do it as well as anyone can based on our historical background and our incredible team that works there every day on site, and also the infrastructure that we have set in place. So, the first thing that I want to make sure that we talk about is just sort of operations as a whole. As I noted, even as a hybrid retailer for both the regulations and honestly our own desire because of the strength of our staff and the strength of how they run things, we will continue to be run by a pharmacy manager as well as pharmacists on staff to support patients and customers alike. Even in recreational cannabis markets and single recreational stores, let alone a hybrid store like this is proposed to be, ninety-two percent of cannabis users self-report as using for a health and wellness and reason, whether that be inability to sleep, whether that be stress and anxiety, pain, chronic pain, relief from anxiety, stress, in addition to those who just didn't know to get their medical card for the ailments that we continue to serve our patients with, from post-traumatic stress disorder to cancer to HIV, Chron's disease, Tourette syndrome, children with epilepsy, we run the gamut. One of the questions that is incredibly important to us as well as the state regulations is the ability to operate as both a medical and adult use cannabis facility in one place. So, it's incredibly, first and foremost for us, is to have the ability to serve our patients. We have set up an operational plan and facility that will allow our patients to be prioritized through a specific line, through specific registers, through specific check in windows, to ensure that they are first and foremost supported in our facility as we open initially as a medical only facility.

In addition to that, we believe that because of the size of (inaudible), because of the layout that we have setup for day one, we also have the ability to operate and handle any influx of adult use cannabis consumers that want to come into the facility, but also given the access to the

pharmacist and technicians, if they have questions that are above and beyond, and that is the expectation that we set for ourselves.

We will be carrying two sets of inventory. One medical and one adult use cannabis, something we are an unbelievable safe and compliant facility. At the end of every day we have multiple ways of auditing and checking every single piece of cannabis that is within our facility, it all stays all day, every day until it is sold, within our incredible tight vault. Our vault is built of twelve inch concrete with steel rebar every six inches throughout the six sides of the structure. It's a 220 square foot vault within our 4527 square foot facility, and we will continue to hold that and be able to track and audit through our both manual and on-line seed to sale tracking system that we use. So, any questions about the ability of the product to be diverted, in the two years that we have been operating in Newington, the two years in Willimantic and the four months in Storrs, and even additionally in our sister facilities on Martha's Vineyard in Massachusetts, and on the north shore of Boston in Massachusetts, in a town called Raleigh, as well as our production facility in Rhode Island, we have never had one instance of diversion or theft of one product.

Additionally, partially because we run great operations and secondarily because it is incredibly important we have had no instances of missing one penny of money that comes in and out of the facility with full tracking, full safe transportation from our vault to secure transportation to the bank, so we ensure that at all times.

From a security infrastructure our facility is one hundred percent and 360 degrees covered by 24/7 motion cameras. Even though the regulations only say 30 days, ninety days of camera backups. The only places within our facility that are not camera are the patient consultation rooms, due to HIPPA violations and the bathrooms because well, they are bathrooms.

Everywhere else is constantly under video surveillance and could be brought up. When we opened, we connected closely with local law enforcement in Newington, as well as local fire and our security operations are always available to local law enforcement.

I'll give one quick aside story. Actually Willimantic, because we had an outside camera that was going across the street, the police in Willimantic asked for a direct feed into that camera to be able to see the street, because there was a car accident that only we had access to, to be able to see, so that is the sort of operation that we are tracking and running.

One big question that we always get is about parking. We are unbelievably fortunate and lucky that the site, 2272 to 2294 on the Berlin Turnpike, there is ample parking above the zoning requirements for what would be a medical facility as well as a retail facility. I believe there is 92 parking spaces fully within the facility, which I'm sure John can speak to around the demand and the zoning requirements within a like zoned location, as defined by the Connecticut State regulations which would be defined here as a medical dispensary as well as any retail facility if it were to be looked at in that direction.

One element that I do want to note, in our proposal we did discuss and present hours of operation, Sunday to Sunday, also known as every day of the week, from 9:00 a.m. to 8:00 p.m. Under reviewing the original by-laws around a special permit for a medical dispensary, the Newington Zoning laws do list hours of 7:00 a.m. to 7:00 p.m., so this proposal should be changed to fit within the zoning requirements that are stated within the medical marijuana statute within the zoning regulations of Newington and we will abide by those rules as written

within the regulations, so I did want to ensure that because I know that this differed from other towns, we are in a few different towns and we were looking at the wrong ones when we put this together, so that is my bad, and my apologies, but we do plan to fit within the regulations. We don't plan to open before 9:00, so it would most likely be 9:00 a.m. to 7:00 p.m.

The last, there are very specific rules about signage, as is currently on our facility, a sign for hybrid facility as well as a medical is the same as would be listed. Our sign is currently on the facility only, it's actually 15 x 15 inches, because our sign is a circle, however the regulations do allow for a sign, 15 x 18 on the facility, on the pylon outside, we do have another sign which is not connected to our facility and so it has been deemed appropriately by the Department of Consumer Protection as has been given the guidance to various towns.

With that, that is sort of the overview of how we do things and operate to ensure, first and foremost safety, full camera access and coverage. No patient or customer allowed in, under 18 for a medical patient unless with their parent and have an active marijuana card. We do have a number of pediatric patients. For an adult facility, Connecticut will allow, for a hybrid facility I mean, Connecticut will allow 21 plus, and so we have an ID check that will allow, will not allow anyone to be there. We will have outside greeters, we don't want to define them as security because we do not see this as a quote unquote "Bouncer" situation. There will be no loitering allowed around the facility, in the parking lot, of any kind. It is a purchase, in and out, that's actually has been set up because of Covic and the abundance of on line ordering and then just a focus of operations to ensure our medical patients are always a priority. Having strong operations to handle any sort of line and any sort of wait that may come for adult use customers and to operate as the best facility that there is in the State. We are incredibly honored and proud to be doing what we are doing already in Newington. We found the Town to be an incredible partner, we found a community to be warm and welcoming. We hope to continue with this product and this industry coming to Connecticut and allow Newington to become a true leader in what we are doing and do it the right way. That is really the most important thing and I hope you can see from our team, our plans, our operation, our care about Connecticut and the Newington community especially. With Rick, we are going to do this the right way if given the opportunity. Thank you.

John Kelly: Mr. Chairman, I would just add in terms of what the Commission would be looking at, obviously the Commission approved the dispensary facility in 2018 and the operation as Mr. Zachs indicated since 2019 and as the staff report from Renata indicated there has been no reports of any public safety issues and that is quite frankly not only a tribute to the gold standard of leadership that we have with Fine Fettle. Obviously as we mentioned, most of you know Rick and obviously Mr. Zachs introduced all of the other professionals that are committed to this, have been committed to it, and are committed to making sure that, if the Commission approves this change, then you can count on the security and safety and professionalism going forward with professionals and pharmacists and the people are already complying with Connecticut's laws and will certainly make certain that the new laws that are in place now will be complied with. There is a process, this is the first step in the process, if the Commission grants this permit. We still have to get approval from the Department of Consumer Protection. Much like the last time when we were here in 2018 and this Commission approved the facility and approval was still necessary and that came after and obviously it has been operating since

2019. So, we have certainly have been complying with the Commission's regulations relating to the medical marijuana dispensary facility as has been adopted since original approval back in 2018, but more importantly, as Mr. Zachs noted, the parking requirements, the dispensary facility has been a retail use and that's how it was approved, and that's how it is viewed in our zoning regulations, and that is not going to change. It's still going to be a retail use. The size of the retail space is not going to change, it's going to be the same 4527 square feet of retail space and the parking regulations for retail, stores, five spaces required for 1000 square feet of gross floor area, and 4,527 just a little shy of 5,000, so there is plenty of parking as Mr. Zachs indicated. I actually counted 114 parking spaces on the entire property because there is parking in the front, parking on the side, parking in the back and then there is parking in another back area on the roadway to Prospect Street. There is quite a lot of parking, certainly sufficient for the use of this retail store, plus the other uses. The Commission may be aware that there are medical offices also on the site, so the parking is more than ample for all of the uses, has been sufficient and since the Fine Fettle opened, and it will continue to be more than sufficient for the use and well, well within the Commission's parking requirements for this Berlin Turnpike zone. As far as your special permit requirements, obviously the Commission is well aware of it's requirements, but again, in this particular instance it has been operating as a retail use, it will remain a retail use under the new state statute. Not aware of any traffic circulation problems, the building has been in operation since 2014 when it was first constructed and the signage has been in conformance, so really, I'm not sure, other than the fact that the law changed, in June with Governor Lamont's signature, I don't think this Commission is going to see anything different and I think that we have already benefited from the strict regulations of the State, and those regulations are still going to be strict, still going to be led by the professionals, and I don't think that there is really going to be any change at all and we're going to ask the Commission to approve this permit.

Chairman Pane: Very good. Thank you very much. At this time, I'll go to the Commissioners to see if they have any questions. Any questions from the Commissioners? Okay, we'll go to the public, and if there is anyone from the public that has a question, or comment, please raise your hand. Anyone speaking in favor?

Adam Birga: Good evening. I'm a representative from the Medical commercial workers union, the local USCW local 919 Across the U.S. and Canada we represent 1.3 billion working families, among many other industries we are the official (inaudible) for cannabis workers. The USCW is in support of recreational sales in the nation by hybrid dispensaries. It means a gain in jobs. Cannabis careers come with a living wage, health care, medical and vision insurance, vacation, sick time, maturity leave, training, security, secure retirement, and of course a voice in the job. Cannabis careers give residents of Newington the opportunity to join the middle class and contribute (inaudible.) The USCW is supporting cannabis careers and strengthening the middle class. Thank you.

Chairman Pane: Thank you very much. Anyone else wishing to speak in favor of the application? Anybody else wishing to speak in favor? Anybody wishing to speak in opposition?

Anybody wishing to speak in opposition? I'll go back to the Commissioners to see if there are any questions? I'll ask Renata if she has any input she would like to add?

Renata Bertotti: Sure, Mr. Chair, as you can all see in my memo, I essentially recommended approval of this application, on the technical part it meets the zoning regulations. This is, as I had mentioned, the new legislative session that passed the "Responsible and Equitable Regulation of Adult-Use Cannabis Act," which defines hybrid retailers that are licensed to purchase cannabis and sell cannabis and medical marijuana products, then defines cannabis that includes things that are not only limited to medical marijuana, so the recreational use of marijuana is allowed by this new law. The State, my understanding of the law is that the State will not be issuing licensing for some time, up until perhaps next spring. There is nothing in the law that prevents however the Commission, in my understanding of the law from issuing them, or them seeking an approval for this location in preparation for applying or in process while they are waiting to get their license from the State. In our regulations we have language that ties this all together, so once they do get the license, they will have to report back to us and you know, it's sort of a two way process for that.

We currently, absent of any language that is specific to this new use which was just passed and introduced to all of us in the State, do not have specific related to (inaudible) so right now are required to treat this as the closest similar use, which is in my opinion, is the sale of medical marijuana which then brings you to this regulation that talks about hours of operation and the operation itself. The site has sufficient parking, they haven't changed anything with regards to their floor area, so the same regulations still apply, and aside from that, their signage is going to remain the same, those were a couple of things that I looked into. We had, the applicant had talked to you about the potential for the generation, which the way they described it, the expectations are here, this is a controlled type of sale situation so hopefully we will not end up with some situation where the traffic backs up onto the Berlin Turnpike. I don't believe that is the case, I would.....

Chairman Pane: That is a good point that you brought up now, Renata, if I can speak on that a little? I do believe that they do comply with all of the parking and everything, and I don't see a problem, but I'm just wondering, and maybe the applicant can address this, what happens if, when you start selling, we get a Krispy Kreme scenario, which is, you have a tremendous amount of people coming, and you do have backups. What do we do about that, and will they have, will they be responsible for police officers, because if you remember, Renata, you weren't here, but we had a Krispy Kreme Donut Shop come in, and for a long, long time, months and months, they police department had to direct traffic because of how good the donuts were, everybody wanted to get them, so I'm just wondering, and I could be off here, maybe there won't be such a outcry for it, but what happens, and what would the applicant do if we do get traffic backing up either on Prospect or Berlin Turnpike?

Benjamin Sachs: I think I was about twelve and very vividly remember the sheet of sugar coming down on the Krispy Kreme donuts and waiting in the car, so I can recall, so there is language within the bill regarding operators to pay for and cover any town expenses, it actually specifically notes police detail if that were to be the case. That would be a cost that we would



absolutely cover. Additionally and I think it was Mr. Bergo who noted jobs and job placement. We currently are employing 15 people in our Newington facility and with the ability to sell to adult customers as well as medical we do see an influx of jobs coming in within our facility and we do see some of those jobs actually being traffic control as may be needed, within the parking lot, as well as out to the road. One of the things that we will absolutely do to understand traffic flow and patterns better is to have conversations prior to opening to understand what does local law enforcement want in terms of coverage at these facilities, whether at the beginning our on-going, those costs are absolutely on us, having a managed plan within the, as well have seen here, it's a large site, this location, so we feel very lucky to have this, honestly I wish we had a large plan in any of our other facilities, this is our dream. I'll be candid, this is our dream for where we can be co-located. So, it's really handling, having a traffic plan, bringing in experts to do it, paying our fair share, working with law enforcement to ensure that we are doing it the right way, that honestly that the town desires, because we understand that we are the partner coming in here, so I know that is not a direct specific answer but that is how we would go about it and how we would ensure it was paid for, to incur no cost to the town whatsoever.

Chairman Pane: Thank you. I appreciate you answering that for me. Renata, I'm sorry I cut you off, is there anything else you would like to go over. I feel confident on that, how about you.

Renata Bertotti: There is a period of time for which yes, this will be at the applicant's cost. I think this is one of those situations where without actually having a facility open, we will not know. This is a use that is new in the State and we don't know how this will function. There are some remedies that we can put in place, and we will be more than willing to work with the applicant and the law and our law enforcement officer to attack any issues should they arise. Aside from that, I did not have any other comments.

Chairman Pane: Are there any other questions from the Commissioners? Hearing none, I would recommend that we close Petition 36-21.

Commissioner Sobieski moved to close Petition 36-21 and move it to Old Business for action tonight. The motion was seconded by Commissioner Lenares. The vote was unanimously in favor of the motion, with seven voting YEA.

**VII. APPROVAL OF MINUTES**

Commissioner Fox moved to approve the minutes of the July 28, 2021 meeting. The motion was seconded by Commissioner Sobieski. The vote was unanimously in favor of the motion, with seven voting YEA.

**VIII. NEW BUSINESS**

None

**IX. OLD BUSINESS**

- A. Petition 36-21: Special Permit (Sec. 6.16) to allow FFD Newington LLC to operate as a cannabis "hybrid retailer" at 2272-2294 Berlin Turnpike, Applicant: FFD Newington, LLC, Contact John M. Kelly, Owner: Seva Sadan, LLC.

Chairman Pane: Are there any other questions from the Commissioners concerning this application?

Commissioner Lenares moved to approve the special permit 36-21.

No conditions

Reason for Approval: The proposal meets the special permit criteria in Section 5.2 of the Newington Zoning Regulations.

The motion was seconded by Commissioner Fox.

Commissioner Lenares: Just a comment Mr. Chairman, I mean, this is an approved use in a building and once again, this is the Commission's fore front to put businesses first as it has in the past, and is now, and will continue to do so. It gets a little bit of eye contact by people in town over the use of this business but it's the initiative in allowing this hybrid use. It's been in Newington since 2019 and we haven't heard a bleep about it since. It's been an on-going business, it's an approved use, and this business is now going to be allowed to expand it's use and it's going to create more business within the town. It's a good thing, and I'm proud of this Commission, the Planner, everybody that put this together to allow this type of innovated use for the town.

Chairman Pane: Thank you, great points.

Commissioner Sobieski: I'd also like to echo what Commissioner Lenares said, I think it's a great move forward. Thank you.

The vote was unanimously in favor of the motion, with seven voting YEA.

John Kelly: Thank you for your support tonight.

Richad Carbray: Thank you Commissioners, thank you Chairman Pane. Appreciate it.

Chairman Pane: You're welcome

**X. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- A. Petition 37-21: Special Permit (Sec. 3.19A) and Associated Site Plan to construct a residential apartment development with a parking garage in a TOD/PD Zone, Applicant and Contact: Anthony Properties – Brian Shiu, Owner, Town of Newington
  
- B. Petition 35-21: Zoning Text Amendment (Sec. 6.2.1) to allow digitally controlled fuel product pricing to be displayed on free standing signs in the B and B-TC Zones and an editorial correction at (Sec. 5.2.7 and 6.2.1) Applicant and Contact: Newington TPZ.
  
- C. Petition 38-21: Zoning Text Amendment (Sec. 6.13) regarding the adult use cannabis Sales in the B-BT Zone and Cultivation in the I Zone, Applicant and Contact: Newington TPZ

Chairman Pane: I'll ask Renata if there is anything she would like to discuss.

Renata Bertotti: No, this is coming up under future agenda in a minute.

**XI. TOWN PLANNER REPORT**

- A. Future Agenda

Renata Bertotti: The first thing, I am leaving on vacation starting tomorrow and I'm actually going to travel and I will be back on September 4<sup>th</sup>. In the meanwhile I will be periodically checking my e-mails so if anybody needs anything please e-mail me or contact Erik Hinckley who has a direct way to get in touch with me should the need arise.

Our next meeting on August 25<sup>th</sup> is, depending on whether or not we get revised plans that we are still waiting for, for a couple of places including the Connecticut Avenue project and the gas station at Gibbs. We are still waiting for some documentation. Perhaps you will have that in August, if not, that will get scheduled in September.

The first meeting in September I will be back for, and by the way, I'll do a log in or do my best to log in for the August meeting as well. In September, that meeting, we have the 690 Cedar application scheduled. That is a residential development on the former National Welding site. I believe that will be an application of some interest.

We are also proposing a regulation amendment to address this new cannabis law so that we can have some way of regulating retailers and production of that, and lastly we have been approached by the property owner who owns a gas station in I believe B zone, just regular B, business zone, and there was some discussion about proposing a regulation amendment to allow them to have a digital pricing sign lit, so that regulation amendment is included and scheduled for a tentative hearing date on September 8<sup>th</sup>. That is all I have for tonight, and again

I am going to remind you, if you need anything send an e-mail and I will get back to you. If not right away, then as soon as I come back.

Chairman Pane: Very good, thank you very much Renata. Wish you a wonderful time on vacation.

**XII. COMMUNICAITONS**

None

**XIII. PUBLIC PARTICIPATION (For items not listed on the agenda; speakers limited to two minutes.)**

None

**XIV. REMARKS BY COMMISSIONERS**

None

**XV. CLOSING REMARKS BY THE CHAIRMAN**

Chairman Pane: Nice short meeting. Thank you very much Renata, thank you all of the Commission members. I would like to thank NCTV and I'd like to thank James.

**XVI. ADJOURN**

Commissioner Fox moved to adjourn the meeting. The motion was seconded by Commissioner Sobieski. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,



Norine Addis,  
Recording Secretary

XVII.