



PLANNING & ZONING

AGENDAS & MINUTES

MINUTES OF THE REGULAR MEETING OF MAY 22, 2008

The regular meeting of the Sussex County Planning and Zoning Commission was held Thursday evening, May 22, 2008 in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

The meeting was called to order at 6:00 p.m. with Chairman Wheatley presiding. The following members of the Commission were present: Mr. Robert Wheatley, Mr. Benjamin Gordy, Mr. I.G. Burton, III, Mr. Michael Johnson and Mr. Rodney Smith with Mr. Vincent Robertson – Assistant County Attorney, Mr. Shane Abbott – Assistant Director and Mr. Richard Kautz – Land Use Planner.

Motion by Mr. Gordy, seconded by Mr. Smith and carried unanimously to approve the Agenda as circulated. Motion carried 5 – 0.

Motion by Mr. Gordy, seconded by Mr. Smith and carried unanimously to approve the Minutes of April 30, 2008 and May 8, 2008 as amended. Motion carried 5 – 0.

The Commission took no action on the Minutes of May 14, 2008.

OLD BUSINESS

C/U #1790 - - application of **MARTHA'S LIGHT, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a continuing care retirement community to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 42.85 acres, more or less, of a 54.87 acre tract, lying 500 feet northeast of Muddy Neck Road (Road 361) and adjacent to the westerly side of the Assawoman Canal and 150 feet east of Ogre Drive within the Town of Ocean View.

The Chairman referred back to this application, which has been deferred since May 8, 2008.

Mr. Smith stated that he would move that the Commission recommend approval of C/U #1790 for Mariposa at Bethany, formerly identified as Martha's Light, L.L.C., for a Continuing Care Retirement Community or "CCRC", based upon the record and for the following reasons:

1. Peninsula United Methodist Homes, Inc. is a proven entity in the retirement community field. It will be developing and operating the CCRC under a development and management agreement with the applicant, Mariposa at Bethany, L.L.C.

2. The proposed CCRC consists of 232 residential dwelling units which will be a combination of single-family homes, independent living apartments and villa apartments, and 94 healthcare units which will be a combination of assisted living units, memory support units and nursing units, and approximately 61,000 square feet of common areas with limited commercial uses and healthcare facilities.
3. The subject property is an in-fill project located adjacent to the Town of Ocean View to the west and south, and the Town of Bethany Beach across the Assawoman Canal to the east. It is bounded by Ocean Way Estates, and a proposed residential and light commercial use development known as Canal Landing.
4. The proposed conditional use is in accordance with both the State and County plans for development of the area in that the subject property is located within Investment Levels 2 and 3 per the Delaware Strategies for State Policies and Spending and the Environmentally Sensitive Developing Area per the Sussex County Comprehensive Plan, dated January 2003.
5. The proposed CCRC is appropriate for the property and will permit the development of specialized housing and services the elderly, which are essential and desirable for the general welfare of the County.
6. The proposed CCRC will be served by public water from Tidewater Utilities, Inc. and public sewer by Sussex County.
7. The development of this property as a CCRC will generate employment opportunities within the project.
8. This recommendation for approval is subject to the following conditions:
 - A. The maximum number of residential dwelling units consisting of single-family homes, independent living apartments and villa apartments shall not exceed 232 as was proposed on the Preliminary Plan for the project. The maximum number of healthcare units shall not exceed 94, which will be a combination of assisted living units, memory support units and nursing units.
 - B. The interior street design shall comply with or exceed Sussex County standards and shall include sidewalks, walking paths, and street lighting.
 - C. All entrances, intersections, roadway improvements, and multi-modal facilities required by DelDOT shall be completed by the applicant as required by DelDOT.
 - D. The proposed CCRC must be annexed into the Bethany Beach Sanitary Sewer District, and construction of sewer infrastructure must be in compliance with County Engineering Department requirements.
 - E. The proposed CCRC shall be served by a public utility licensed by the Delaware Public Service Commission to provide potable water and fire protection to the property.
 - F. Storm water management and erosion and sediment control shall be constructed in accordance with all applicable State and County

requirements and shall be operated utilizing Best Management Practices.

- G. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all storm water management areas and erosion and sedimentation control facilities.
- H. The applicant will provide for the perpetual maintenance, repair and replacement of buffers, storm water management facilities, recreational facilities, streets and other common areas.
- I. Road naming and addressing shall be subject to the approval of the Sussex County Mapping and Addressing Department.
- J. A 30-foot landscaped buffer shall be located along the entire perimeter of the CCRC project except for that portion of the perimeter adjoining Assawoman Canal and where there are proposed roadway interconnections with adjacent development.
- K. As stated during the Applicant's presentation, a deed restriction shall be placed on the adjacent 12+/- acre parcel that is owned by the Trustees of the Protestant Episcopal Church of the Diocese of Delaware so that all agricultural uses would cease on that property upon the construction of any improvements within 50 feet of the common boundary between the CCRC and the 12 acre parcel.
- L. Any deviations from the permitted height limit shall require the approval of the Board of Adjustment.
- M. Final Site Plan review by Planning and Zoning shall be required.

Motion by Mr. Smith, seconded by Mr. Johnson and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be approved for the reasons and with the conditions stated. Motion carried 5 – 0.

PUBLIC HEARINGS

Subdivision #2006 – 67 - - application of **CH3, L.L.C., c/o JOHN HERHOLDT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 166.14 acres into 99 lots, located west of Road 216, 4,300 feet southwest of Road 214.

Mr. Abbott advised the Commission that the Technical Advisory Committee review of May 23, 2007 will be made a part of the record for this application; that on March 31, 2008 the applicants submitted a revised preliminary plan that is a part of the record; that on May 13, 2008 the applicants submitted an Exhibit Booklet containing a Project Summary, Plan Considerations in compliance with Section 99-9C, a copy of the Subdivision Application, a copy of a fee receipt, a copy of the Public Hearing Notice, a copy of the preliminary subdivision plan, a copy of the proposed restrictive covenants, a copy of a tax map, an aerial map and the FEMA flood map, a copy of the PLUS application, a copy of comments in response to PLUS comments, a copy of the Technical Advisory Committee review; a copy of a wetlands investigation report, and copies of letters from the Office of the State Fire Marshal, Sussex County Mapping and

Addressing, Delmarva Power and Light, and DelDOT which will be made a part of the record; and that Mr. Robertson has reviewed the proposed restrictive covenants.

The Commission found that John Murray, Project Manager with Kercher Engineering, Inc. was present on behalf of this application and stated in his presentation and in response to questions raised by the Commission that this is an application for 99 single-family lots located on 166 acres; that the site is located on Benson Road southeast of Lincoln; that the minimum lot size is 0.75-acre; that the average lot size is 41,900 square feet; that on-site septic and wells are proposed; that the soils work has been done but DNREC has not yet issued a non-binding letter of feasibility; that DNREC required additional soil borings to be performed; that the owner has a License Agreement with DP & L for an easement through their right of way for access to the site; that the applicants are working with DP & L, DelDOT and the Army Corps of Engineers to resolve access issues; that 54.78 acres is open space and will be preserved; that buffers have been added to the adjoining parcels and from the wetlands; that there is a 50-foot buffer from the wetlands proposed; that the wetlands have been delineated by JCM Environmental; that there are no wetlands on the individual lots; that the project is within 2 miles of other developments that are being constructed or have been approved; that it is the owner's intent to preserve as much natural areas as possible; that the site is wooded; that no amenities are proposed due to the fact that all of the lots are greater than 0.75-acre; that the applicant has owned the property for over 10 years and also owns an adjoining 150 acre site; that the applicants hunt the adjoining parcel; that the original preliminary plan did not provide for any buffers; that the buffers have been added based on PLUS and TAC comments; that the easement to the site will only extend to the entrance of the project; that the applicants are working with the Corps of Engineers for access to the site; that there are existing pipes that have been crushed and are causing water to stand that will be replaced; that the License Agreement in the Exhibit Booklet has also been submitted to DelDOT; that the applicants have responded to the PLUS comments; that 99 individual septic systems are more cost effective than installing a large community system that would cause trees to be removed from the parcel; that a community septic system would have permitted the developer to create a cluster development with more density than what is proposed; that the sandy soils on the site will promote groundwater recharge; that the septic systems are designed to DNREC standards; that there are 21.9 acres of wetlands, buffers and storm water management area; that the minimum size of the dwellings will be 2,200 square feet; that the storm water calculations have not been completed; that the restrictive covenants do not reference clear-cutting of the lots; that the applicant could permanently monument the buffer areas; that streetlights could be provided; that a bus shelter could be placed at the entrance; that sidewalks could be placed on at least one side of all streets; that the applicant will probably sell the lots as lot and dwelling packages; that at this time, the lots will probably sell for \$90,000.00; that blocks of lots may be sold to developers to allow them to build and sell lot and dwelling packages; that the outfall to the site is Chapel Branch; that the applicants are following County and Federal guidelines for the size of buffers and that the State always request more; that the open space areas will be preserved; that Best Management Practices will be utilized; and that the License Agreement will be submitted to regulatory agencies for approval.

The Commission found that no parties appeared in support of this application.

The Commission found that Ken Bass, Sherryl Hartman, Mike Callaway, Gary Evans, Jeffrey Falini, Fran Bass, Patsy Newnom and Mike Cohan, area residents, were present in opposition to this application and advised the Commission that the site is in an environmentally sensitive area; that the flora and fauna will be negatively impacted if the project is developed; that the project will cause an increase in traffic to the area; that they have concerns about existing wells and septic being negatively impacted; concerns about setbacks between septic systems and wells; questioned why a traffic impact study was not required; that Benson road is a narrow road with a crowned top and no shoulders; questioned who will upgrade Benson Road; that the project will change the way people live in the area; that the area is rural in nature; that there are concerns about the entrance location and that buses turn around in the power line easement; that there would be negative impacts on the wildlife in the area; that there are other developments being constructed that have not been built out and submitted photographs of the area.

At the conclusion of the public hearings, the Commission discussed this application.

Motion by Mr. Burton, seconded by Mr. Johnson and carried unanimously to defer action and to leave the record open for receipt of a septic feasibility statement from DNREC and confirmation of a reached agreement between DP & L, DelDOT and the Applicant, and then leave the record open for 15 days for written comments. Motion carried 5 – 0.

Subdivision #2006 – 68 - - application of **DOVE ESTATES, L.L.C.**, to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Nanticoke Hundred, Sussex County, by dividing 73.20 acres into 111 lots, located south of Road 526A and west of Road 525.

Mr. Abbott advised the Commission that the Technical Advisory Committee review of May 23, 2007 will be made a part of the record; that on May 12, 2008 the applicants submitted a revised plan and an Exhibit Booklet containing copies of the project team, subdivision application and checklist, location map, preliminary site plan, Chapter 99 consideration, Sussex County TAC Review, PLUS Response and application and comments, a soil feasibility study, a DelDOT Letter of No Objection, Tidewater Utilities Water Service Agreement, a Tidewater Utilities Wastewater Willing and Able to Serve Letter, proposed Declaration of Covenants and Conditions and Restriction, Findings of Fact and Conditions of Approval and a Forest Stand Letter that will be made a part of the record; and that a Letter of No Objection has been received from DelDOT.

Mr. Abbott advised the Commission that on May 21, 2008 the applicant's attorney submitted an addendum to the Exhibit Booklet in reference to Forest Stand Delineation and that this will be made a part of the record.

The Commission found that Dennis Schrader, Attorney, Jennifer Murphy, P.E. with Greenstone Engineering and Daniel Foster, Attorney, were present on behalf of this

application and stated in their presentation and in response to questions raised by the Commission that the project is located near Seaford, that 111 lots are proposed; that the site is zoned AR-1 Agricultural Residential and GR General Residential; that 89 lots are in the GR district and 22 lots are in the AR-1 district; that the site is in a low density area; that central water and sewer will be provided; that there are 28 acres of open space provided; that an Exhibit Booklet was submitted into the record; that the project surrounds residential lots; that a wetlands delineation was performed and that no lots contain any wetlands; that there is a 50-foot buffer from the wetlands; that the items referenced in Section 99-9C of the Subdivision Code have been addressed and are located in the Exhibit Booklet; that a bus shelter will be provided at the entrance of the project; that the project will not have any negative impacts on the Seaford School District; that the applicants went through the PLUS process and responded to comments; that Tidewater will provide central sewer and water to the site; that DelDOT has issued a Letter of No Objection for the entrance; that the project is surrounded by other single-family residential developments; that the Exhibit Booklet contains proposed findings of fact and conditions for preliminary approval; that the proposed entrance location is approximately 210 feet from Dove Road; that DelDOT is not requiring any off-site improvements; that no amenities are proposed; that streetlights could be provided; that ½ of the site is protected wetlands and buffers; that the area is predominately manufactured housing; that DNREC has issued a septic feasibility statement; that the minimum AR-1 lots are 20,000 square feet and the minimum GR lots are 10,000 square feet; that the land is not suitable for farming; that the waste water treatment area will be rapid infiltration systems; and that the wetlands area is wooded.

The Commission found that no parties appeared in support of this application.

The Commission found that Don Martin, an adjoining property owner, was present in opposition to this application and advised the Commission that he developed the adjoining Pit Road subdivision; that the site in questions floods due to the location of the wetlands on the site; that the area is low; that the State is opposed to the project; that the site cannot be farmed since it floods; that he is not opposed to development only the design of the project; raised concerns about the location of the storm water management ponds; that the ditch near the site is not a tax ditch; and that water runs off into the Rivers End subdivision.

At the conclusion of the public hearings, the Commission discussed this application.

Motion by Mr. Gordy, seconded by Mr. Smith and carried unanimously to defer action for further consideration. Motion carried 5 – 0.

Mr. Abbott advised the Commission that the Applicant's Attorney is requesting that CU #1788 and CU #1789 be heard at the same time since the testimony that is to be given relates to each application; and that the applicants are aware that each application will be acted on separately.

It was the consensus of the Commission to hear the two applications at the same time with the understanding that each application will be acted on separately.

C/U #1788 - - application of **ARTESIAN WATER COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional water facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.688 acres, more or less, lying at the easterly end of a private road (Meadow Creek Drive), 2,200 feet east of Route 5 and 100 feet north of the centerline of Beaverdam Creek.

C/U #1789 - - application of **ARTESIAN WATER COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional wastewater facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 10.76 acres, more or less, lying east of Route 5 on both sides of Meadow Creek Drive (a private road) and 2,000 feet north of Route 9 at Harbeson.

Mr. Abbott advised the Commission that on May 12, 2008 the applicant's attorney submitted a combined Exhibit Booklet for C/U #1788 and C/U #1789 that for C/U #1788 the booklet includes a copy of the conditional use agreement, an owner's agreement letter, a water service agreement, Office of Drinking Water Approval, DNREC Well Permits, Conditional Use Plans, Properties requesting utility service map, a list of CPCN applications, Artesian water resource management, elevation of proposed building and existing facilities, and proposed findings of facts and conditions of approval; that for C/U #1789 the booklet includes a copy of the conditional use application, an owner's agreement letter, a wastewater service agreement, DNREC permit to operate, conditional use plans, properties requesting utility service map, list of CPCN applications, Artesian water resource management, existing facility, and proposed findings of facts and conditions of approval.

The Commission found, based on comments received from the Sussex County Engineering Department Utility Planning Division that for Conditional Use #1788 that the site is not located in a County operated and maintained sanitary sewer district; that the site is located in the North Coastal Planning Area; that Ordinance 38 is not required; that there are no System Connection Charge credits for the project; that the project is not capable of being annexed into a County operated Sewer District; that the Sussex County Engineering Department has no objection to the regional water facility proposed for the utility parcel in a single family subdivision; and that a concept plan is not required.

The Commission found, based on comments received from the Sussex County Engineering Department Utility Planning Division that for Conditional Use #1789 that the site is not located in a proposed or current County operated and maintained sanitary sewer district; that the site is located in the North Coastal Planning Area; that Ordinance 38 is not required; that there are no System Connection Charge credits available; that the project is not capable of being annexed into a County operated Sanitary Sewer District; that conformity to the North Coastal Area Planning Study will be required; that the

following conditions should be applied to this application: 1.) A regional plan shall be submitted to the Sussex County Engineering Department that shows all the areas and or subdivisions to be served by the proposed regional facility. This plan shall be updated and resubmitted on an annual basis, and included shall be a menu of EDU's planned to be served in each area/subdivision to insure that capacity exists. 2.) The facility shall not receive wastewater from any property or parcel that is located within a Sussex County sewer planning area or sewer district; and that a concept plan is not required.

Dennis Schrader, Attorney, Scott Pinder, E.I.T. and Brian Carbaugh, P.E. with Artesian Water Company and Barry Prince, Vice-President of Operations with Artesian Water Company were present on behalf of this application and stated in their presentations and in response to questions raised by the Commission that the two proposed uses currently exist and that they serve the Trails of Beaver Creek subdivision; that the proposed uses are to provide regional water and wastewater facilities to the area; that the water plant site is located on 1.68 acres and the wastewater treatment plant is located on a 10.76 acre site; that both uses are in operation and that conditional uses are required to serve a regional area; that the site is located in a low density area based upon the Land Use Plan; that the site is in a Level 4 area based on the State Strategies Map for Spending; that the State does not spend money to provide these services; that Artesian will be responsible for the finances; that a combined Exhibit Booklet was submitted for the 2 applications; that the water plant is on 1.68 acres; that the water plant currently operates with a temporary storage tank and booster; that the regional water site will be located in Phase 3 of the project; that the regional plant is needed for future growth of the project; that the temporary tank currently serves Phases 1 and 2; that a permanent facility will be constructed; that they are near capacity for the temporary tank; that the use will provide added fire protection and potable drinking water; that the proposed water tank will hold 132,000 gallons; that a 12-foot by 20-foot equipment shed is proposed for the storage of equipment and chemicals for treatment; that the facility will be unmanned with an operator coming in about 2 times per week for readings and checking alarms; that monitoring alarms are provided; that backup emergency generators will be provided; that 2 wells exist on the site and that they will be applying for additional wells; that there are containment measures in place to avoid contamination; that the waste water treatment operation will include rapid infiltration systems; that the treatment area is green space; that this area will be fenced in with signs posted; that they have operating permits from DNREC; that an expansion of the treatment building is proposed; that if the use is approved, 300,00 gallons per day will be capable of being treated; that there are monitoring systems in the treatment building; that no discharging occurs in the treatment building; that the treatment measures meet the standards for drinking water standards; that any employees will be similar to the regional water facility; that the employee will be a certified waste water operator; that backup generators will be provided; that the company has the certificates of public convenience and necessity for both uses; that the applicants have no problems with the County Engineering Department's comments and will abide by them; that the uses will not have any negative impacts to surrounding wells and septic systems; that the developer of the subdivision is designing plans for landscaping for the rapid infiltration system area; that there is an elevated storage tank

located on the Island Farm which is east of this project; and submitted proposed findings of fact and conditions of approval for both projects.

The Commission found that no parties appeared in support of or in opposition to these applications.

At the conclusion of the public hearings, the Commission discussed these applications.

Motion by Mr. Johnson, seconded by Mr. Burton and carried unanimously to defer action on CU #1788 for further consideration. Motion carried 5 – 0.

Motion by Mr. Johnson, seconded by Mr. Burton and carried unanimously to defer action on CU #1789 for further consideration.

C/U #1791 - - application of **TIDEWATER UTILITIES, INC.** to consider the Conditional Use of land in a MR/RPC, Medium Density Residential District/Residential Planned Community for a central drinking water facility to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.03 acres, more or less, lying south of Road 336, 100 feet east of Road 336A.

Mr. Abbott advised the Commission that on April 10, 2008 the applicant's attorney submitted an Exhibit Booklet containing Test Well Data, DNREC Well Permits, CPCN for Water Service, Office of Drinking Water Approval for Water Main properties, Water Service Agreement and Photos and that the booklet will be made a part of the record.

The Commission found, based on comments received from the Sussex County Engineering Department Utility Planning Division that the site is located in the Dagsboro-Frankford Sanitary Sewer District; that wastewater capacity is available for the project; that Ordinance 38 is not required; that there are no System Connection Charge credits for the project; that additional System Connection Charges will be required if a wastewater connection is required; that there is no sewer service to the parcel at this time; that central sewer service to the parcel is expected to be provided by an area developer; that conformity to the Dagsboro-Frankford Planning Study will be required; that the proposed facility shall only be permitted to connect domestic type wastewater producing fixtures to the central sewer system; that connection of water treatment filter backwash will not be permitted; that the Sussex County Engineering Department has no objection to the proposed water facility; and that a concept plan is not required.

The Commission found that James Fuqua, Attorney, Greg Coury of Tidewater Utilities, Inc. and James Willey, P.E. and Eric Prince, P.E. with George, Miles & Buhr, L.L.C., were present on behalf of this application and stated in their presentations and in response to questions raised by the Commission that this application is for a conditional use for a public utility for a water company; that the site is located on the south side of Piney Neck Road northeast of Dagsboro; that the site is located on a 1.03-acre utility parcel within the Seacliffe MR/RPC; that the RPC was approved in 2002; that when the development was approved, this area was going to be for wastewater treatment and now the project is being

served by County sewer; that there is currently a temporary water storage tank on the site that was approved by the Commission on April 10, 2008 to serve the Seacliffe project; that the site is located in an Environmentally Sensitive Developing Area based on the Land Use Plan; that the use will also serve other developments and residents in the area; that potable water and fire protection will be provided; that the conditional use meets the goals and purposes of the Land Use Plan and Zoning Code; that there will be 2 wells on the parcel; that a 30-foot by 60-foot treatment building is proposed; that the treatment building will maintain a residential appearance; that a 130,000 gallon storage tank is proposed; that the height of the tank would be 29-feet; that the diameter of the tank would be 31-feet; that the storage tank will be on the ground and not elevated; that the tank would be blue and white in color with Tidewater's logo painted on it; that there would not be a cat walk on top of the tank; that access to the site would be from the internal development once the streets are built; that there will be a temporary access to the site from Piney Neck Road; that a landscape buffer will be planted along Piney Neck Road and the western boundary of the site; that the storage tank area will be fenced in for security purposes; that there would be 1 employee per day at the site for approximately 25 minutes; that chemicals are delivered approximately 2 times per month; that the chemicals will be stored in the treatment building and there will be no outside storage; that the only noise that would be audible would be when the generator is tested for 10 minutes about mid-morning; that the applicant is a well known entity; that the applicants would have to follow Public Service Commission and DNREC regulations; that the applicants have been granted a CPCN for the area; that if the project affected nearby wells, the applicants would be required to drill a new well in equal quality and quantity for the affected wells; that there will not be any negative impacts to the aquifer; that the wells on site would be approximately 110-feet in depth; that the treatment building will have containment measures in place; that a dumpster will not be needed; that the applicants will offer service to other residents in the area; that the project will not impact traffic on Piney Neck Road; that the storage tank would be constructed on the site; that there is a forested buffer between the site and lots 75 through 80; and submitted proposed findings of facts and conditions of approval.

The Commission found that no one was present in support of this application.

The Commission found that Brian Raschka, an adjoining property owner, was present in opposition to this application and advised the Commission that he and his wife are the closest neighbor to the site; that he and his wife approached the developers about possibly purchasing the subject site; that he questions how the treatment building will have a residential appearance with the size of the building being 30-feet by 60-feet; that the proposed landscaping will not shield the treatment building and storage tank from his property; and that the proposed plantings should be taller in height and that the building could possibly be relocated on the site.

Mr. Fuqua responded that the applicants would be willing to meet with the Raschka's; that the land could not be sold since it is a part of a residential planned community; that the site has always been designated as an utility area; and that an extensive landscape plan has been designed.

At the conclusion of the public hearings, the Commission discussed this application.

Motion by Mr. Smith, seconded by Mr. Johnson and carried unanimously to defer action for further consideration. Motion carried 5 – 0.

Meeting adjourned at 9:40 p.m.