

**PLANNING COMMISSION
CONTINUED PUBLIC HEARING JANUARY 7, 2008
JOHN HAYWARD 2 LOT RESUBDIVISION, LOCATED ON 30 MAPLE HILL
RD. APPLICANT: JOHN HAYWARD.**

James Jordan reconvened the Public Hearing at 7:55 P.M. with the following in attendance:

MEMBERS:

James Jordan, Chair
Patricia Marino
E. Harry Jancis, absent
Anthony Whelan
Robert Pease
Katherine Gabrielson, Alternate
Robert Urbano, Alternate

OTHERS:

Public: 6
Keith Rosenfeld, Town Planner
Jim Stewart, Boro PE
Pat Scully, Burgess Liaison
Allison Hurley, Asst. ZEO

Bill Walters, representing the Applicant passed out revised plans to the Commission addressing the comments from the Borough Engineer. A discussion ensued regarding the steepness of lot 4 and the grade of the driveway. Robert Pease questioned the location of the proposed well. James Jordan stated that the SEC plans were provided, Fire approval was received. Jim Stewart discussed the 25 ft right of way on the road and asked if the Commission would accept a reasonable buffer because the existing house sits on the right of way. He reviewed the sidewalks. Mr. Wallters stated that he is asking for a sidewalk waiver. John Hayward the applicant noted that this is a family project.

RESPECTFULLY SUBMITTED:

Anthony Whelan, Secretary, ah

**PLANNING COMMISSION
PUBLIC HEARING JANUARY 7, 2008
CHEMTURA CORPORATION SUBDIVISION, LOCATED ON SPENCER ST. &
ELM ST. APPLICANT: ALAN FLECTCHER.**

James Jordan stated that a letter was received from the Applicant requesting an extension to open the Public Hearing on February 4, 2008 at 6:30 P.M. The Commission granted the extension.

RESPECTFULLY SUBMITTED:

Anthony Whelan, Secretary, ah

**PLANNING COMMISSION
REGULAR MEETING JANUARY 7, 2008**

James Jordan opened the Regular Meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

James Jordan, Chair
Patricia Marino
E. Harry Jancis- absent
Anthony Whelan
Robert Pease
Katherine Gabrielson, Alternate
Robert Urbano, Alternate

OTHERS:

Public: 11
Jim Stewart, Boro PE
Keith Rosenfeld, Town Planner
Pat Scully, Burgess Liaison
Allison Hurley, Asst. ZEO

1. James Jordan took attendance, it was determined a quorum was present. At this time the Chairman appointed Robert Urbano a regular voting member in place of Harry Jancis.
2. No Executive Session regarding the revised plans of Country Farms Estates Subdivision, located on Rubber Ave. Extension. Applicant: Cerignola LLC as per the court ordered mediation.
3. Approval of Minutes:
The Commission took no action on the December minutes.
4. **OLD BUSINESS:**
 - A. Commission discussion/decision regarding Huntington Hills Subdivision Section II, located on Andrew Mtn. Rd. and Hunters Mtn. Rd. Applicant: Primrose Development LLC.

VOTED: 3-0-2 on a motion by Robert Pease and seconded by Anthony Whelan to **APPROVE** Huntington Hills Subdivision Section II, located on Andrew Mtn. Rd. and Hunters Mtn. Rd. Applicant: Primrose Development LLC with the following conditions:

The Borough of Naugatuck Planning Commission (the Commission) accepted on August 6, 2007 an application for 264 proposed single-family residential building lots entitled Huntington Hills Subdivision on Hunters Mountain Road and Andrews Mountain Road. The Commission held public hearings, receiving testimony from the applicant, town staff and consultants, and the public on the following dates: September 10, 2007; October 1, 2007; and November 5, 2007. The applicant authorized an extension of the 35 day statutory time frame on October 1, 2006. The Commission voted to close the hearing on November 5, 2007. The following are recognized as the final documents (all of the following, collectively referred to as the "Project") upon which this decision is based:

- A plan set entitled "Site Development Plans for Huntington Hills Subdivision Section II in the vicinity of Andrew Mountain Road and Hunters Mountain Road Naugatuck, Connecticut Prepared for Primrose Development LLC" prepared by Pereira Engineering LLC sheets 1 through 185, inclusive, prepared by Pereira Engineering LLC, dated June 25, 2007 and revised through October 29, 2007.
 - A plan set entitled "Huntington Hills Subdivision Section II Phasing Plans" prepared by Pereira Engineering LLC, dated June 25, 2007 and revised through October 29, 2007.
 - Report entitled "Site Engineering Report for Huntington Hills Subdivision Section 2" (Volumes I, II and III) dated June 25, 2007, revised through October 29, 2007 prepared by Pereira Engineering LLC
 - Application materials entitled "Planning Commission Application for Huntington Hills Subdivision Section 2 Andrew Mountain Road and Hunters Mountain Road Naugatuck Connecticut" dated June 25, 2007 prepared by Pereira Engineering LLC.
1. The subject parcels in the Project have been impacted by historic land use and contain areas identified as being in need of remediation. The applicant during the public hearing process offered to enter all parcels in the Project associated with this application into the Voluntary Remediation Program that is managed by the Connecticut Department of Environmental Protection (DEP). The Borough places the following conditions on the Project in an effort to protect the health, safety and welfare of the resident's of the Borough:
 - a. The Commission will retain a Connecticut Licensed Environmental Professional (LEP) to oversee the investigation and remediation of the parcels associated with the Project. Such LEP be provided access to the Project at all reasonable times and be provided copies at no cost to the Commission of all documents related to the investigation and remediation of the Project for review, comment and approval. The applicant shall reimburse the Commission for reasonable and customary fees associated with the LEP acting on behalf of the Commission throughout the investigation and remediation of the Project.
 - b. The Project shall be entered into the voluntary remediation program administered by DEP in accordance with Section 22a-133x of the Connecticut General Statutes (CGS), and shall not be withdrawn from such program until investigation and remediation is completed, as provided herein.
 - c. All plans, reports and investigations prepared by the applicant relating to investigation and site remediation shall be developed by an LEP retained by the applicant until the Project remediation is completed. All investigation and

- d. The applicant, its successors and assigns shall remediate the Project to the satisfaction of the Commission's LEP and the Connecticut DEP, to the standards established in the Connecticut Remediation Standard Regulations (RSR's) (as amended from time to time) as they apply to residential properties and for areas of GA groundwater quality. All aspects of the RSR's shall be complied with, including full site characterization in accordance with DEP guidance documents and other policies and procedures of DEP.
- e. Submission of the Environmental Condition Assessment Form (ECAAF) under the Voluntary Remediation Program (§22a-133x C.G.S.) to the DEP shall include a formal request that DEP retain oversight of investigation and remediation of the Project. Attachments to the ECAAF shall include, but not be limited to, copies of all previous environmental assessments, testing, reports and recommendations. The ECAAF shall outline which portions of the Project have been inspected to date and outline a plan and schedule for investigating and remediating the remaining portions of the Project in compliance with the RSRs. Visual inspection is not deemed sufficient to meet the requirements of this condition and it is expected that additional soil and groundwater sampling will be completed to comply with the RSRs.
- f. The Commission retains the right to require additional reasonable remedial actions to protect public health and safety as may be recommended by the Commission's LEP.
- g. No Environmental Land Use Restrictions as defined in Section 22a-133q-1 of the Regulations of Connecticut State Agencies shall be recorded on any portion of the Project without authorization from the Borough's Planning Commission, Commission's LEP and attorney, and such authorization may be withheld by such entities in their sole discretion.
- h. Copies of all correspondence between the project owner and DEP shall be filed with the Borough Engineer, Borough LEP and Borough Planner.
- i. Until such time as DEP provides written documentation that all properties within the Project subject to this application have been remediated (including groundwater remediation and monitoring) the applicant, its successors, and assigns shall provide to buyers of all lots written notification as follows:
 - (i) the status of the environmental condition of the Project;
 - (ii) results of any investigation or remediation activities, and
 - (iii) any environmental land use restrictions associated with the Project
- j. Unless the applicant provides written documentation that all properties subject to this application have been successfully remediated prior to recording of the

Record Subdivision Maps, said maps shall include the following note prior to filing on the land records: "The subject property is known to contain areas of environmental contamination that may exceed the Connecticut Department of Environmental Protection Remediation standards for residential properties."

- k. Upon completion of all investigation and remediation, as provided herein, the applicant's LEP shall certify to the Commission that the Project has been remediated in compliance with the RSRs to residential criteria and to GA groundwater classification standards, and provide any similar determination obtained from DEP.
 - l. The Commission considers and reduction or diminution of the above requirements to be contrary to public health and safety. Failure to comply invalidates this approval.
2. Prior to recording of the Record Subdivision Plan the following shall be completed:
- a. A Letter of Credit or Performance Bond will be placed with the Borough of Naugatuck, with the amount and method to be approved by the Borough Engineer, attorney and the Naugatuck Planning Commission. In accordance with the Borough's requirements, such bond shall be sufficient to address all costs associated with roadways, sidewalks, drainage structures, utilities and investigation and remediation activities to comply with paragraph 1, above for the entirety of the development. The bond amount shall include the off-site improvements as proposed by the applicant and accepted by the Commission as part of the application and as may be amended per Condition 7 of this approval.
 - b. The Record Subdivision Plan shall be revised to the satisfaction of the Borough Engineer to depict proper utility, retaining wall, fencing, guide rail and grading easements as well as drainage rights. Buildable lot area and building setback lines shall also be depicted on the Record Subdivision Plan for each building lot. Such easements shall be fully executed and recorded on the land records coincident with filing the Record Subdivision Plan.
 - c. Documentation regarding the creation of the Homeowners Association shall be provided to the Commission for review and approval. Such documentation shall define the rights and responsibilities of the Association. Evidence that each lot created will be required to be a member of the Homeowners Association shall be provided.
 - d. The 47.70 acre parcel labeled as "Open Space No 1" shall be relabeled such that it is identified as being "Land to be deeded to the Borough for municipal use." Reference to this parcel as open space shall be removed. Refer to Condition 5.

- e. Any and all past due invoices payable to the Borough of Naugatuck shall be paid in full.
- f. In accordance with Section 5.2 of the Borough's Subdivision Regulations the following lots are found unsuitable for occupancy due to water or flooding conditions, or unsuitable soils: Lots 1, 53,160, 176, 177, 159, 161, 162, 171, 172, 173, 174, 175, 178, 230, 231, 232, 233, 234, 239, 240, 241, 242, 243, 244 and 247. These lots shall be combined with another contiguous lot that is suitable.
- g. The layout of Lot 263 shall be revised to provide a hammerhead type turn around area on Old Highway. Such hammerhead will be contained within land area dedicated as road right-of-way and shall be sufficient to support the required turning movements of an SU-30 design vehicle. Old Highway shall remain a private road unless it is formally accepted by the Borough as a Town road.
- h. Computations supporting the design of roadway drainage systems shall be revised in accordance with Section 5.9.1.c.6 of the Borough Subdivision Regulations. Specifically, pipe computations shall be revised such that water elevation does not extend above the crown of any drainage pipes during the 25-year storm event. The Borough Engineer shall approve such revisions in writing.
- i. The applicant shall submit application to the State Traffic Commission.
- j. The roadway profiles shall be revised to provide the required minimum 200 foot stopping sight distance at each vertical crest curve. Elevation and grading changes that result from the profile modifications shall be made to the other application drawings where appropriate.
- k. Final design for all proposed retaining walls and roadway cross culverts supporting proposed public roadways, certified by a licensed Professional Engineer specializing in structural design shall be submitted to the Borough Engineer for approval in writing. Retaining wall design shall be based on site specific geotechnical investigation and computations supporting the design of footings shall be provided.
- l. Soil Erosion and Sediment Control Plans, revised in accordance with the recommendations of the Southwest Connecticut Conservation District as documented in their letter of September 20, 2007 shall be submitted to and approved by the Borough Engineer. The final plans shall include the requirement that at no time more than five acres be open and exposed to erosion. The Soil Erosion and Sediment Control Plans shall be combined with the project phasing plans such that detailed sediment and erosion controls are presented phase by phase. Revised plans shall provide for Borough inspection of all sediment and erosion control measures and detention basins. The

contractor shall be required to perform weekly inspections of the erosion and sediment controls during construction as well as inspection within 24 hours following rainfall in excess of 0.5 inches over a 24-hour period and reports documenting such inspection shall be submitted to the Borough Engineer. Notes shall specify that deficiencies identified during such inspections shall be corrected within 24 hours.

- m. A note shall be added to the Record Subdivision Plan that states: "Prior to the development of a lot and/or the issuance of its building permit, a proposed plot plan shall be submitted for approval to the Zoning Enforcement Officer detailing the limit of clearing, proposed grading, related drainage improvements, erosion and sedimentation controls, house and driveway location, street tree(s) and all trees having a 24-inch caliper or greater located within the designated limit of clearing, details to protect (if possible) identified trees, a landscaping plan, an invasive species management plan (if required) and the location of sewer, water, electrical and cable utilities."
 - n. The applicant shall reimburse the Borough for reasonable and customary fees associated with review of additional materials as required by these conditions.
 - o. Phasing plans shall be revised to require inspection by the Borough of, at a minimum: 1) temporary sediment and erosion controls; and 2) swales, detention basins, sand filters and temporary sedimentation basins.
3. The proposed lot improvements (i.e., grading, structure size and location) are conceptual in nature and must be defined in detail sufficient for construction prior to issuance of building permits for individual lots as defined in Item 21 above. Site plans shall be prepared for each building lot prior to issuance of building permits. Such plans shall depict the footprint and elevations of the proposed structure, driveway location, drainage facilities and grading necessary to support the proposed improvements. In cases where grading is necessary over multiple lots to facilitate construction, the site development plan shall depict all lots where grading is proposed. For example, site plans for Lots 133 through 139 must be developed and presented as one. Any Material removed from the property to be used for fill on site or offsite must meet the requirements of the State of Connecticut for clean fill.
4. Trees 24-inch in caliper or greater that are removed as the result of the development shall be replaced with trees having a 3 to 3-1/2 inch caliper at a ratio of 3:1 (three trees provided for each removed). Development includes any and all roadways, drainage systems, driveways, homes and other improvements as designated on the project plans submitted with the application. This requirement shall exclude trees 24-inch or greater that are removed as part of the open space improvements proposed by the applicant. The type of replacement trees and their location shall be specified by a licensed landscape architect.

5. The applicant has offered various parcels throughout the development to be dedicated to the Borough. The Commission accepts the proposed areas, with the exception that the 47.70 acre area labeled as "Open Space No 1" on the Record Subdivision Plan will be received as a credit to the open space requirement, but that per Section 6.3.5 of the Borough's Subdivision Regulations such parcel shall be deeded for municipal use. The Commission accepts the areas offered with the following conditions:
 - a. The Borough Engineer shall review and approve prior to construction all design elements related to the soccer field area including the parking lot layout, number of spaces provided, handicap accessibility, drainage and construction methods for the fields.
 - b. During the course of the public hearings the applicant offered to provide funds for the Homeowners Association to procure playground equipment for the proposed open space areas. The Commission accepts this offer; therefore, the applicant shall provide \$10,000 cash in escrow account for the Homeowners Association prior to issuance of building permits. Such account shall be specifically dedicated to the procurement and maintenance of playground and recreational equipment suitable for use by the community.
 - c. Prior to the final disposition of proposed open space and municipal land such properties shall be documented to have been remediated to a level satisfactory to the Borough's LEP.
6. As required per approval by the Borough's Fire Commission:
 - a. Access to and use of the area deeded for municipal use is restricted until a through road between Andrew Mountain Road and Hunters Mountain Road is completed. Therefore, project phasing shall be revised such that this through road shall be completed during Phase I.
 - b. Installation of fire hydrants shall meet the requirements of the Fire Department and Connecticut Water Company and shall be fully functional prior to the issuance of any certificates of occupancy. Functionality shall be defined as written authorization or approval by the Fire Department and Connecticut Water Company that the building for which a certificate of occupancy is being requested has adequate fire protection available.
7. The Planning Commission finds that the improvements proposed by the applicant along Hunters Mountain Road and at Andrews Mountain Road are appropriate and will improve existing conditions along these roadways. The Commission accepts the applicant's proposed improvements with the following conditions:
 - a. Final construction plans for these improvements shall be provided to the Borough Engineer for review prior to commencement of construction. Such plans will identify any and all easements and utility relocations that must be

negotiated by the Borough to construct the improvements. The applicant shall coordinate or construct any utility relocation as necessary to complete the improvements as proposed.

- b. The applicant will prepare easement maps and associated legal documents as are necessary for completion of the proposed improvements. Such maps and easements shall be based on negotiations with affected property owners or utility providers as completed by the Borough. This condition shall not imply that the applicant is responsible for negotiating such easements. If the Borough fails to negotiate one or more necessary easements or permits the Borough and the developer shall agree on reasonable modifications to the proposed improvements.
 - c. Such improvements shall be completed within 12 months of the Borough's successful negotiation of easements and procurement of necessary permits by the applicant with the support of the Borough. (including but not limited to Borough Inland Wetlands and street opening). The applicant shall provide support to borough staff as necessary in the Borough's efforts to secure permits for these improvements. The easements drawings, design drawings, computations, reports and mapping necessary to acquire such permits shall be provided prior to the issuance of the first building permit for the development.
 - d. The Borough shall secure necessary wetland permits required for the off-site improvements. Such permit shall be secured as necessary following wetland delineation and supporting reports and mapping completed by the applicant. The applicant shall be responsible for payment of all permit fees.
8. The construction shall comply with the Borough of Naugatuck Ordinances and the Water Pollution Control Authority "Standard Conditions for Sanitary Sewer Extensions and Sanitary Sewer Construction" and all conditions of its WPCA approval.
 9. Final design of detention ponds are subject to the review of the Borough Engineer and may be subject to additional wetland permitting, as recommended by the Borough Engineer and Wetland Enforcement Officer.
 10. Prior to commencement of construction, the applicant shall submit proof to the Borough Engineer that a registration has been submitted to the Connecticut Department of Environmental Protection for a General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities.
 11. All associated drainage systems shall be installed and made fully functional prior to the paving of the driveways and roadways.

12. The limit of clearing shall be demarcated with orange construction fencing or silt fence. Such clearing limit shall be approved by the Borough Engineer prior to the commencement of clearing.
 13. Prior to Borough acceptance of any roadways, a signage plan shall be submitted to the Borough Engineer for review and approval. Such plan shall define the location or any and all roadway sign and safety measures, including but not limited to stop signs, stop bars, striping and curve demarcations.
 14. Prior to the commencement of any site work on the entire subdivision property, the applicant shall notify the Wetlands Enforcement Officer and Zoning Enforcement Officer to ensure proper installation of the required erosion and sedimentation controls.
 15. No equipment or material including without limitation fill, construction materials, or debris, shall be deposited, placed, or stored (temporarily) within fifty feet of an inland wetland or watercourse unless otherwise approved by the Borough of Naugatuck Inland Wetlands Commission as part of this development.
 16. Prior to the issuance of a Certificate of Occupancy, all work within regulated areas shall be permanently stabilized with a variety of wetland plantings approved by the Wetland Enforcement Officer.
 17. As indicated by Section 3.7.4, a Professional Engineer shall be hired by the developer to inspect the soil erosion and sediment controls, the construction of the detention pond and associated structures, retaining walls that are adjacent to public roadways, and storm drainage structures such as the grass swales, roadway cross culverts and sand filters. Monthly reports and a final certification shall be submitted.
 18. Any change to the proposed project plans shall be reviewed and approved by the Planning Commission. Changes not authorized by the Commission will constitute a violation of this permit.
- B. Commission discussion/decision for John Hayward 3 Lot Subdivision, located on 30 Maple Hill Rd. Applicant: John Hayward.
The Commission tabled their decision until next month's meeting.
- C. Commission discussion/decision regarding Chemtura Corporation Subdivision, located on Spencer St. & Elm St. Applicant: Alan Fletcher.
This item was tabled until next month's meeting.
- D. Commission discussion/decision regarding Melbourne Estates Subdivision.
Applicant: J.P.W. Management Corp.
The Borough Engineer stated that he had met with Mr. Warren and inspected what had been done. Jim Stewart said that he has not heard from Mr. Warren since the inspection. James Jordan said that Mr. Stewart should contact Mr.

Warren and have him come to next month's meeting. Anthony Whelan asked what happens if Mr. Warren does not come to next month's meeting. James Jordan said that he will not get any permits.

- E. Commission discussion/decision regarding the revised plans of Country Farms Estates Subdivision, located on Rubber Ave. Extension. Applicant: Cerignola LLC as per the court ordered mediation.

Attorney Matt Woermer, representing the applicant stated that he has been working with Attorney Zehnder. Attorney Woermer handed out copies of the stipulation for the Commissions approval. James Jordan asked Jim Stewart if he had a chance to review it with Milone and MacBroom. Jim Stewart said no he had just received it as well. Attorney Woermer was hoping to have this signed tonight. James Jordan said that he was hoping to do this tonight but is not comfortable approving or signing it until it is reviewed by Jim Stewart and Milone and MacBroom. He noted that if there are no problems with it after being reviewed that it would be addressed at next month's meeting.

- F. Commission discussion/decision regarding Country Hollow Estates, Section Five located on Country Hollow Rd. and Donovan Ct. Applicant: City Hill Associates, Inc.

James Jordan asked that this item be removed from the agenda until further notice.

5. NEW BUSINESS:

- A. Request to Set Performance Bond for Carrelo Estates, located Mallane Lane. Applicant: Candido Dias Carrelo

VOTED: Unanimously on a motion by Robert Pease and Patricia Marino to **SET** Performance Bond in the sum of \$145,000.00 for Carrelo Estates, located Mallane Lane. Applicant: Candido Dias Carrelo.

- B. Request to Set Performance Bond and a 90 day extension of filing the Mylar for Fieldstone Woods Subdivision, located on Field St. Applicant: Robert Cyr.

VOTED: Unanimously on a motion by Anthony Whelan and seconded by Patricia Marino to **GRANT** 90 day extension of filing the Mylar for Fieldstone Woods Subdivision, located on Field St. Applicant: Robert Cyr.

- C. Request to Set Performance Bond for Fieldstone Woods Subdivision, located on Field St. Applicant: Robert Cyr.

VOTED: Unanimously on a motion by Anthony Whelan and seconded by Robert Pease to **SET** Performance Bond in the sum of \$120,000.00 for Fieldstone Woods Subdivision, located on Field St. Applicant: Robert Cyr.

- D. Request for an 8-24 for parcel of land located adjacent to 384 North Main St. and exit ramp #28 of Route 8. Applicant: Attorney Matthew Woermer.

VOTED: Unanimously on a motion by Patricia Marino and seconded by Anthony Whelan to **SEND a FAVORABLE** for a 8-24 referral to the Borough Board for parcel of land located adjacent to 384 North Main St. and exit ramp #28 of Route 8. Applicant: Attorney Matthew Woermer.

E. Presentation/ Discussion of the Regional Plan of the Council of Government of the Central Naugatuck Valley, prepared by The Council of Governments of CNV. Peter Dorpalen, Virginia Mason and Sam Gold representatives from of the Council of Governments gave a power point presentation of the Regional Plan of the Council of Government of the Central Naugatuck Valley, prepared by The Council of Governments of CNV.

F. Referral from the Zoning Commission regarding a Text Amendment to Section 25.6.5 of the Naugatuck Zoning Regulations. Applicant: Zoning Commission.

VOTED: Unanimously on a motion by Anthony Whelan and seconded by Robert Pease to **SEND a POSITIVE** referral to the Zoning Commission regarding a Text Amendment to Section 25.6.5 of the Naugatuck Zoning Regulations. Applicant: Zoning Commission.

G. Additional items to be discussed require a 2/3 vote to be added to the agenda.

VOTED: Unanimously on a motion by Patricia Marino and seconded by Anthony Whelan to **ADD** additional item regarding a 90 day extension of filing the Mylar for Carrelo Estates, located Mallane Lane. Applicant: Candido Dias Carrelo.

VOTED: Unanimously on a motion by Patricia Marino and seconded by Anthony Whelan to **GRANT** a 90 day extension of filing the Mylar for Carrelo Estates, located Mallane Lane. Applicant: Candido Dias Carrelo .

The Commission recessed for 10 minutes.

At 7:54 P.M. the Commission reconvened to the Public Hearing regarding John Hayward 2 Lot Subdivision, located on 30 Maple Hill Rd. Applicant: John Hayward.

6. No Correspondences.

7. No Report of the Burgess Liaison.

8. At 8:30 P.M. a motion was made by Anthony Whelan and seconded by Robert Urbano to adjourn the meeting. The motion passed unanimously.

RESPECTFULLY SUBMITTED:

Anthony Whelan, Secretary, ah