



# **TOWN OF MIDDLEBURY**

*Planning & Zoning Commission*

*1212 Whittemore Road*

*Middlebury, Connecticut 06762*

*(203) 577-4162 ph*

*(203) 598-7640 fx*

**February 2, 2023**

**REGULAR MEETING**

**MINUTES**

**REGULAR MEMBERS PRESENT**

Terry Smith, Chairman  
William Stowell, Vice Chairman  
Matthew Robison  
Joseph Drauss  
Erika Carrington

**REGULAR MEMBERS ABSENT**

**ALTERNATE MEMBERS PRESENT**

Frank Mirovsky  
Paul Anderson  
Gerald Lukowski

**ALTERNATE MEMBERS ABSENT**

**ALSO PRESENT**

John Calabrese, P.E.  
Curtis Bosco, Z.E.O.

**CALL TO ORDER**

Chairman Smith called the Regular Meeting to order at 7:02 p.m.

**ROLL CALL AND DESIGNATION OF ALTERNATES**

Chairman Smith announced Regular Members Smith, Stowell, Robison, Carrington & Drauss and Alternate Members Mirovsky, Anderson & Lukowski as present.

## **PUBLIC HEARING**

1. **Stacey J. Drubner/c/o JSD Partners, LLC/500 Chase Parkway, Waterbury, CT 06708- Application for text amendments of Sections 9.1 Definitions to add Distribution Facilities, 42.1 Permitted Uses to add Distribution Facilities as a permitted use, 42.2.4 Height of Buildings adding warehouses and distribution facilities not to exceed fifty feet to the current language (Application #2022-12-1)**

Chairman Smith announced that the application was withdrawn per the request of the applicant.

2. **GB Middlebury, LLC/80 Turnpike Drive – Application for a Site Plan – (Application #2022-11-2) \*Graziano Brothers, LLC (prior owner)**
3. **GB Middlebury, LLC/80 Turnpike Drive – Application for a Special Exception for Section 64 Excavation & Grading – (Application #2022-11-3) \*Graziano Brothers, LLC (prior owner)**

Chairman Smith called the Public Hearing to order at 7:03 p.m. He went on to read the following for the record:

- Legal Notice published in Voices on January 18, 2023 & January 25, 2023
- Email correspondence, dated December 13, 2022, between Curtis Bosco, Z.E.O. and Clifford Brammer III, Assistant City Planner, Planning, Zoning & Inland Wetlands, City of Waterbury (see attached)
- Email correspondence, dated January 23, 2023 from Dr. Koen Loeven to Curtis Bosco, Z.E.O. (see attached)
- Email correspondence, dated February 1, 2023, between Curtis Bosco, Z.E.O. and Michael Centuori (see attached)

Emily Jones, P.E. with Civil 1 Engineering in Woodbury, CT spoke on behalf of the applicant, GB Middlebury, LLC and for the record, submitted certified mail receipts with return receipts for the Legal Notices sent to neighboring property owners. The project site is located on the south side of Turnpike Drive, it borders the City of Waterbury. The total property area is 10.42 acres and is located in the LI-80 Zone with access from Turnpike Drive and does border other LI-80 zoned properties as well as some residential properties. The existing building on site is approximately 20,000 square feet in size with two existing curb cuts and parking area along Turnpike Drive. The building contains small light industrial commercial office suites, each with its own pedestrian entries and overhead door. The site is higher in the middle and slopes down towards the west and east. There is a small amount of wetland regulated activity proposed with their proposal and approval was granted by the Conservation Commission on January 31, 2023. The proposed project consists of a 13,900 square feet single-story industrial office building which will be similar to the use that currently exists: divided into suites. There will be a new

parking lot to serve the proposed building, which was designed in accordance with the Zoning Regulations and will connect to the existing parking area. No new curb cuts on Turnpike Drive are being proposed. The site export is estimated at 1,600 cubic yards of material, which requires a Special Exception for earth excavation. They designed a storm drainage system for the site which includes additional catch basins, piping, stormwater renovation area that borders the wetland area as well as water quality hydrodynamic separators for both the new drainage and to intercept existing drainage going up to Turnpike Drive. They expect to see an increase in water quality coming from the site. She confirmed receipt of the two (2) Engineering Reviews from John Calabrese, P.E., both dated January 24, 2023 (see attached). As a result, she provided responses dated January 31, 2023 and February 1, 2023 (see attached) which she reviewed with the Commission. She also acknowledged that additional revisions are still needed. With respect to landscaping on the western side facing the residents on Route 63, she inadvertently missed the requirement of a 100 foot buffer in the Regulations. As it stands now, a portion of the parking area and dumpster that encroaches into said space, although they do have some room because the area on the eastern side is wider and they can move the building and the western driveway entrance down some as well as make the building narrower if need be. She then proceeded to read a letter dated February 2, 2023 from Ed and Brian Godin of GB Middlebury LLC (see attached) as they were unable to be present.

Ray Snyder who owns the property on 2016 Straits Turnpike, expressed his concerns with respect to the proposed project and was looking for reassurance that his property will stay the way it is. When the previous owner did work (possibly blasting) on the subject property, flooding occurred every time it rained. At his own expense, he ultimately had to dig out in the back to the ledge, construct a wall and install piping in order to alleviate the problem. Since doing so, he has not had any issues.

Chairman Smith replied that it should not because all of the construction is further away. However, in the event an issue does arise, he requested that Mr. Snyder let the Commission know immediately.

William Stowell asked for clarification regarding the wall packs in the photometric.

Emily Jones, P.E. confirmed that they would be 3000K.

Chairman Smith requested that a cut sheet of the wall packs be submitted. He added that typically they are not allowed, but straight down ones would be acceptable. Additionally, he wants the 100 foot buffer fully landscaped with different sized evergreens so that it is fully buffered from the residential area. He conveyed his concern for the residents as the previous owner did not restore it as they should have. He also wants to see more around the building.

Emily Jones, P.E. agreed and stated that she did add more around the building and parking area. In addition, she added tall quickly-growing arborvitae/trees towards the bottom of the fill slope but they will be pulled back. Additional plantings along the top will be added as well as anything they can plant on the slope itself for stabilization purposes. With respect to blasting, a large majority of the earthwork on that side of the property is actually fill at this point. In the event blasting is anticipated, the applicant will be required to hire a geotechnical engineer and do pre-blast surveys. In the event property owners nearby want their properties surveyed and checked out prior to any blasting, it can be done.

John Calabrese, P.E. reviewed his Engineering Reviews both dated January 24, 2023 (see attached) with the Commission. He also made mention of the proposed hours of operation being Monday-Saturday 6:00am - 5:00pm.

Chairman Smith requested that the hours be changed to Monday-Friday 7:00am - 5:00pm and Saturday 8:00am - 5:00pm and no Sundays.

**Motion:** to continue the Public Hearing for GB Middlebury, LLC/80 Turnpike Drive – Application for a Site Plan – (Application #2022-11-2) on March 2, 2023. Made by William Stowell, seconded by Matthew Robison. Unanimous Approval.

**Motion:** to continue the Public Hearing for GB Middlebury, LLC/80 Turnpike Drive – Application for a Special Exception for Section 64 Excavation & Grading – (Application #2022-11-3) on March 2, 2023. Made by William Stowell, seconded by Matthew Robison. Unanimous Approval.

## **MINUTE APPROVAL**

### **4. Discussion of the Minutes of the Regular Meeting held on January 5, 2023**

**Motion:** to accept the Minutes as submitted. Made by Erika Carrington, seconded by Joseph Drauss. Unanimous Approval.

## **OLD BUSINESS**

### **5. Stacey J. Drubner/c/o JSD Partners, LLC/500 Chase Parkway, Waterbury, CT 06708- Application for text amendments of Sections 9.1 Definitions to add Distribution Facilities, 42.1 Permitted Uses to add Distribution Facilities as a permitted use, 42.2.4 Height of Buildings adding warehouses and distribution facilities not to exceed fifty feet to the current language (Application #2022-12-1)**

Application was withdrawn per the request of the applicant. (See Agenda Item #1)

**6. GB Middlebury, LLC/80 Turnpike Drive – Application for a Site Plan – (Application #2022-11-2) \*Graziano Brothers, LLC (prior owner)**

Discussion was tabled.

**7. GB Middlebury, LLC/80 Turnpike Drive – Application for a Special Exception for Section 64 Excavation & Grading – (Application #2022-11-3) \*Graziano Brothers, LLC (prior owner)**

Discussion was tabled.

**8. Peter Vileisis/288 Watertown Rd. – Request for an extension to post bond for approved 5-Lot Subdivision (Application #2021-10-3)**

Emily Jones, P.E. with Civil 1 Engineering in Woodbury, CT spoke on behalf of the applicant and read her Extension Request letter, dated February 2, 2023 (see attached). She added that Attorney Franklin Pilicy of Watertown, CT is in the process of assisting Mr. Vileisis with his efforts and expects everything to be resolved in the near future.

**Motion:** to extend the time period for Mr. Vileisis to post bonds for an extra 30 days. Made by Joseph Drauss, seconded by Matthew Robison. Unanimous Approval.

**NEW BUSINESS**

None

**OTHER BUSINESS**

**9. Any other business added to the agenda by a 2/3 vote of the Commission**

Chairman Smith stated that Town Consultant Hiram Peck would like to present his Affordable Housing Report to the Commission which would take approximately one (1) hour. After some discussion, the members agreed that a Special Meeting at 6:00pm on March 2, 2023 prior to the Regular Meeting would be best. To which, Chairman Smith stated he would inquire with Mr. Peck on his availability.

**10. Reminder of Public Hearing scheduled for March 2, 2023 for 1365 LLC/1321 West Street-Application for a Zoning Map Change from R-40 to CA-40 (Application #2022-12-2)**

No comment.

### **11. Enforcement Report**

Curtis Bosco, Z.E.O. stated that he is working on the annual report.

### **12. Adjournment**

**Motion:** to adjourn the meeting at 7:32 p.m. Made by Erika Carrington, seconded by William Stowell. Unanimous Approval.

\*The next Regular Meeting of the Planning & Zoning Commission is scheduled for March 2, 2023.

Filed Subject to Approval,

Respectfully Submitted,

Rachelle Behuniak, Clerk

Original to Brigitte Bessette, Town Clerk

cc: P&Z Commission Members  
Paul Bowler, Chairman, Conservation Commission  
Mark Lubus, Building Official  
Curtis Bosco, Z.E.O.  
Ken Long, Chairman, Z.B.A.  
Attorney Dana D'Angelo  
Rob Rubbo, Director of Health

## Curt Bosco

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**From:** Clifford C. Brammer III <cbrammer@waterburyct.org>  
**Sent:** Tuesday, December 13, 2022 1:22 PM  
**To:** Curt Bosco  
**Subject:** RE: Referral

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Email support@computercompany.net if you doubt the validity of this email.

Hi Curt,

Received, thank you. If we have any questions I will forward them on.

Cliff

**Clifford C. Brammer III**  
Assistant City Planner  
Planning, Zoning & Inland Wetlands  
City of Waterbury  
185 South Main Street  
Waterbury, CT 06706  
[cbrammer@waterburyct.org](mailto:cbrammer@waterburyct.org)  
T: 203.574.6817 x7299 | M: 203.206.8260



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**From:** Curt Bosco <cbosco@middlebury-ct.org>  
**Sent:** Tuesday, December 13, 2022 10:25 AM  
**To:** Clifford C. Brammer III <cbrammer@waterburyct.org>  
**Subject:** Referral

Hi Cliff,

Attached is a Site Plan Application and Application for a Special Exception for Earth removal in excess of 1000 CY of material in conjunction with the construction of a commercial/Industrial building at 80 Turnpike Drive, Middlebury. The subject property is within 500 feet of the City of Waterbury. Please acknowledge receipt and forward your comments if needed. The Public Hearing is Scheduled for February 2, 2023 at 7:00 pm.

Best,  
Curtis Bosco  
CZEO

**Curt Bosco**

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**From:** Koen Loeven <mahvet@snet.net>  
**Sent:** Monday, January 23, 2023 1:33 PM  
**To:** Curt Bosco  
**Subject:** RE: proposed changes at 80 Turnpike Drive

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Email support@computercompany.net if you doubt the validity of this email.

Hi Curt,

It was a pleasure meeting you today and thanks for all the help and explanation of the proposed changes across the way from me here at 52 Turnpike Drive.

I have reviewed the site plans for the site at 80 Turnpike Drive and have no objection to this proposed project.

Sincerely,

Dr. Koen O. Loeven  
Middlebury Animal Hospital Associates, LLC  
52 Turnpike Drive  
Middlebury, CT 06762



**Curt Bosco**

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**From:** Mike Centuori <mcentuori@unitex.com>  
**Sent:** Wednesday, February 1, 2023 4:26 PM  
**To:** Curt Bosco  
**Subject:** RE: 80 Turnpike Dr , Middlebury

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Email support@computercompany.net if you doubt the validity of this email.

Hi Curt,

Our property is in Waterbury right on the Middlebury /Waterbury line . The development appears to be on the south side of 80 Turnpike so there is no concern for me.

Thank you for the info and the quick response.

Mike

*Michael Centuori  
G.M, Med-Apparel – Unitex  
PH- (203)577-2243  
Fax-(203)577-2247*

**From:** Curt Bosco <cbosco@middlebury-ct.org>  
**Sent:** Wednesday, February 1, 2023 4:12 PM  
**To:** Mike Centuori <mcentuori@unitex.com>  
**Subject:** RE: 80 Turnpike Dr , Middlebury

[EXTERNAL EMAIL] This email originated from an external sender. Please exercise caution and report any suspicious attachments, links, or requests for sensitive information.

Hi Mike,

Any property that is located within 100 feet on either side of the street must be notified of an application that involves movement of earthen material.

Are you located in Waterbury?

Attached is the Site Plan.

**Curtis Bosco**

CZEO

Middlebury Planning and Zoning

# CALABRESE ENGINEERING

601 Quassapaug Rd.  
Watertown, CT 06795  
(203) 598-4390

January 24, 2023

Mr. Terry Smith, Chairman  
Middlebury Planning and Zoning Commission  
1212 Whittemore Rd.  
Middlebury, CT 06762

Re: 80 Turnpike Drive  
Section 64 - Engineering review

Dear Mr. Smith;

I have reviewed the following:

- Plans titled 80 Turnpike Drive, Permitting Set, Not For Construction, Middlebury, CT, Lot 050 Assessor's Map 4-10, by Civil I, dated October 7, 2022, 11 pages.
- Report titled Stormwater Management Report, 80 Turnpike Drive, Middlebury, Connecticut, Prepared by Civil I, dated October 10, 2022.

The following are observations made upon my review:

- 1) The Section 64 Excavation and Grading application is part of a complete site plan for a 13,900 sq ft building proposed on an existing 10.42 acre site in an LI-80 zone
- 2) The plans indicate that the proposed site work will have a cut of 4550 yards and a fill of 2875 yard resulting in 1675 yard to be hauled off the site.
- 3) A truck route for the removal of the excess fill has been provided.
- 4) The proposed hours of operation are Monday – Saturday from 6 AM to 5 PM
- 5) A list of construction equipment has been provided..
- 6) An erosion and sedimentation control plan has been provided.

The following are my recommendations:

- A) If removal of ledge is required a blasting plan must be submitted prior to blasting.
- B) A start date and proposed completion date should be provided.
- C) Insurance requirement per Section 64.12 and 64.13
- D) Bond in amount to be determined by Planning & Zoning Commission and Board of Selectmen.

If you have any questions or comments please contact me.

Yours truly,  
  
John N. Calabrese P.E.

cc Members Planning and Zoning Commission  
Curt Bosco, Zoning, Enforcement Officer  
Emily Jones P.E.

# CALABRESE ENGINEERING

601 Quassapaug Rd.  
Watertown, CT 06795  
(203) 598-4390

January 24, 2023

Mr. Terry Smith, Chairman  
Middlebury Planning and Zoning Commission  
1212 Whittemore Rd.  
Middlebury, CT 06762

Re: 80 Turnpike Drive  
Engineering review

Dear Mr. Smith;

I have reviewed the following:

- Plans titled 80 Turnpike Drive, Permitting Set, Not For Construction, Middlebury, CT, Lot 050 Assessor's Map 4-10, by Civil 1, dated October 7, 2022, 11 pages.
- Report titled Stormwater Management Report, 80 Turnpike Drive, Middlebury, Connecticut, Prepared by Civil 1, dated October 10, 2022.

The following are observations made upon my review:

- 1) A 13,900 sq ft building is proposed on an existing 10.42 acre site in an LI-80 zone. The site has an existing building and paved parking area, and a stormwater collection system for the existing use.
- 2) The proposed building will have 19 parking spaces calculated as industrial use 1 parking space per 1.5 employees. The existing building has 20 parking spaces which was calculated the same as the proposed building.
- 3) A landscaping plan has been provided indicating trees and shrubs are proposed only along Turnpike Drive.
- 4) A photometric plan has been provided.
- 5) No signs have been proposed on this plan.
- 6) A dumpster enclosure detail has been provided.
- 7) The proposed storm drainage system will consist on catch basins to collect the stormwater and discharge into a proposed Stormwater Renovation Area. A portion of the proposed parking area will flow into the existing parking area stormwater system. An existing catch basin will be replaced by a Contech 201504 treatment unit.
- 8) The proposed building will have roof drains which will discharge into the Stormwater Renovation Area.
- 9) Calculations have been provided indicating a decrease in the peak rate of runoff for the 2-100 year storm events.

The following are my recommendations:

- A) Loading is proposed along the east and west sides of the building. These spaces are shown to be 20 ft in length, what type of vehicles will be using these spaces and it appears 2 way traffic is proposed around the building, how will this work with vehicles in the loading spaces.
- B) The landscape plan shows no trees or shrubs around the building or parking area consideration should be given to adding additional landscaping.



January 31, 2023

Mr. Terry Smith, Chairman  
Middlebury Planning and Zoning Commission  
1212 Whittemore Road  
Middlebury, CT 06762

Re: 80 Tumpike Drive  
Engineering Review – SECTION 64

Dear Mr. Smith:

We have received a review letter from John Calabrese, P.E., dated January 3, 2023, for the above referenced SPECIAL EXCEPTION application. Enclosed please find three revised sets of plans with a revision date of January 31, 2023. Additionally, we offer the following responses to each of Mr. Calabrese's comments.

CA. If removal of ledge if requires, a blasting plan must be submitted prior to blasting.

RA. *We concur. If pre-construction site investigations determines that ledge is likely to be anticipated, a blasting plan shall be prepared and submitted for approval prior to rock excavation.*

CB. A start date and proposed completion date should be provided.

RB. *The anticipated start date of Summer 2023 and completion date of Spring 2024 have been added to the construction sequence on the last page of the plans.*

CC. Insurance requirement per Section 64.12 and 64.13 shall be required.

RC. *We concur. We anticipate this will be a condition of approval.*

CD. Bond in amount to be determined by Planning & Zoning and the Board of Selectmen shall be posted.

RD. *We concur.*

Please contact me with any questions or if you need any additional information.

Sincerely yours,

CIVIL C1

Emily M. Jones, P.E.

T 203 266 0778  
F 203 266 4769  
  
Cornerstone  
Professional Park  
Suite D-101  
43 Sherman Hill Road  
Woodbury, CT 06798  
info@CIVIL1.com  
www.CIVIL1.com



February 1, 2023

Mr. Terry Smith, Chairman  
Middlebury Planning and Zoning Commission  
1212 Whittemore Road  
Middlebury, CT 06762

Re: 80 Turnpike Drive  
Engineering Review – SITE PLAN

Dear Mr. Smith:

We have received a review letter from John Calabrese, P.E., dated January 3, 2023, for the above referenced SITE PLAN application. Enclosed please find three revised sets of plans with a revision date of January 31, 2023. Additionally, we offer the following responses to each of Mr. Calabrese's comments.

CA. Loading is proposed along the east and west sides of the building. These spaces are shown to be 20 ft in length. What type of vehicles will be using these spaces and it appears two way traffic is proposed around the building. How will this work with vehicles in loading spaces?

RA. *The anticipated use of the loading spaces is for small box trucks or large pickup trucks such as the ones landscapers or contractors would use. The 24' aisle around the loading spaces will be sufficient so as not to block traffic when these trucks are parked. We have performed a vehicle turning analysis for a fire truck, per the Fire Marshal requirements, as well and the building is fully accessible on all sides. Additionally, with the inclusion of overhead doors, the parked trucks could pull at least partially into the building creating even more space behind them for vehicular movement.*

CB. The landscape plan shows no trees or shrubs around the building or parking area. Consideration should be given to adding additional landscaping.

RB. *The landscaping plan has been updated to provide additional plantings around the building and proposed parking area. In addition, we have added 16 "Green Giant" Arborvitae in the area where the property borders residential houses to the west, to add screening for the residents.*

CC. The photometric plan indicates light will extend beyond the edge of the parking area, most likely from the proposed wall packs. Also, the proposed wall packs are shown to be 5000K and the Commission usually accepted 3000K to 4000K maximum. The light temperature of the proposed pole lights should be provided. Can the lighting plan be modified to lessen the area of light beyond the edge of the parking area? Per regulations, the source of the light must not be visible beyond the property line.

RC. *The photometric plan has been updated per the recommendations. Both wall-mounted and pole-mounted lights are now modeled as 3000K temperature lights. These lights will be full cut-off and dark sky compliant so as to minimize the spread of visible light. Based upon the photometric calculations, the illumination at the property line is zero and is in conformance with the regulations.*

CD. Proposed rock processing equipment location should be added to the plans.

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*RD. Though a majority of the site has already been graded and prepped for construction, there is some additional earthwork required, particularly in the area of the proposed detention basin. A rock processing area has been added to the plans in the rear of the building if needed.*

CE. Architectural plans of the proposed building should be provided.

*RE. Detailed architectural plans for the building have not been prepared at this time, but examples of the proposed building colors and materials are attached to this response. The applicant has constructed similar buildings and is planning to utilize a steel structure with some stone façade for aesthetic purposes. The colors will be neutral, in the beige family to match the existing building on site as closely as possible. We met with the Economic Development commission in their role as Architectural Review and received a positive referral from their commission.*

CF. A bond in the amount to be determined by Planning & Zoning Commission and Board of Selectmen shall be posted.

RF. We concur.

Please contact me with any questions or if you need any additional information.

Sincerely yours,

Civil 1



Emily M. Jones, P.E.

T 203 266 0778  
F 203 266 4753

Cornerstone  
Professional Park  
Suite D-131  
43 Sherman Hill Road  
Woodbury, CT 06798  
info@CIVIL1.com  
www.CIVIL1.com









**GB Middlebury LLC**  
**Ed Godin Jr. & Brian Godin**  
**80 Turnpike Drive Middlebury CT**

February 2, 2023

Dear Mr. Terry Smith and Commission Members:

We apologize for not being able to attend this evenings meeting as we both had prescheduled trips and are out of town. Of course we would have preferred to attend, but below is a summary of our intentions.

We have recently purchased the property and it currently has an existing 20,000 square foot multi-tenant industrial facility on 10 acres of industrial zoned land. We intend to construct a new 13,900 square foot multi-tenant light industrial building on the pre-prepared adjacent land. The property had previously been approved for a second 20,000 square foot structure and all of the heavy excavation and site preparation work was done years ago. We hope to begin construction this year.

The new building we propose will be designed to have multiple bays to accommodate smaller users. The anticipated breakdown of units will be 1,000 sf bays, 1,250 sf bays and 1,500 sf bays. Each unit will typically have a bathroom, a loading door and some units may have a small office. These smaller units will fill a needed sector of the market that has very few similar options.

We expect to have very low impact operations that will most likely include small ecommerce type entities, light assembly or production users, warehouse/storage uses and possibly tradesman type operations. We expect these small companies to come from Middlebury and the surrounding communities.

Thank you and we look forward to your favorable response.

Sincerely,

Ed and Brian Godin

GB Middlebury LLC

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February 2, 2023

Mr. Terry Smith, Chairman  
Middlebury Planning & Zoning Commission  
1212 Whittemore Road  
Middlebury, CT 06762

Re: Fox Hollow Subdivision – Peter Vileisis  
288 Watertown Road Middlebury, CT  
Extension Request

RECEIVED

JAN 31 2023

Middlebury Land Use Office  
Middlebury, CT 06762

Dear Mr. Smith:

We are submitting this letter on behalf of Peter Vileisis to respectfully request that the commission grant the applicant an extension of 30 days to fulfill the conditions of the Planning & Zoning approval granted on November 2, 2022 (appeal period ending November 18, 2022). The applicant is currently working with his attorney to post the performance bond(s) as soon as possible and appreciates your understanding.

Very truly yours,

A handwritten signature in blue ink, appearing to read "EMJ", written over a faint, illegible stamp.

Emily M. Jones, P.E.