

Clifton Park Town Board Meeting Minutes

February 24, 2003

The regular meeting of the Town Board of the Town of Clifton Park was held in the Town Office Building at 7:00 p.m., Supervisor Barrett presiding.

PLEDGE OF ALLEGIANCE TO THE FLAG

Present: Councilman Paolucci
Councilman Speckhard
Councilman Roth
Supervisor Barrett
Town Clerk O'Donnell

Absent: Councilwoman Walowit

Also Present: Town Attorney Trainor
Louis Gerard, Superintendent of Highways
Donald Clemens, Director of Building and Zoning
Mark Heggen, Comptroller
Jason Kemper, Director of Planning
Barbara McHugh, Director of Community Development
Michael O'Brien, Environmental Specialist
Michael Shahan, Town Administrator

MOTION by Councilman Paolucci, seconded by Councilman Speckhard, to approve the minutes of the February 10, 2003 meeting as presented.

ROLL CALL VOTE

Ayes: Councilman Paolucci, Councilman Speckhard, Councilman Roth
Supervisor Barrett

Noes: None

Absent: Councilwoman Walowit

MOTION CARRIED

Coaches and members of the Shenendehowa Cross Country Team were introduced and presented with Resolution No. 41 of 2003 in recognition of their outstanding season.

Resolution No. 41 of 2003, a resolution honoring the Shenendehowa Cross Country

Team.

Introduced by Supervisor Barrett, who moved its adoption, seconded by the entire Town Board.

WHEREAS, the Shenendehowa Cross Country Team has excelled in the 2002 school year and has compiled an outstanding record, and

WHEREAS, the Town Board recognizes the value of athletics to the high school students of our Town, and further recognizes the hard work and dedication of these athletes and their coaches, and

WHEREAS, the Town Board further recognizes the tremendous commitment of time expended by the Shenendehowa Cross Country Team and their coaches in preparation for their exemplary season, and

WHEREAS, the Town Board further recognizes and supports the outstanding leadership skills of these athletes as exemplified by their coaches; now, therefore, be it

RESOLVED, that the Town Board honors the members of the Shenendehowa Cross Country Team for their ranking as 1st in New York State and as New York State Federated Champions and for obtaining a National ranking of 15th by Harrier Magazine and commends them for their outstanding dedication to their sport, school and community.

ROLL CALL VOTE

Ayes: Councilman Paolucci, Councilman Speckhard, Councilman Roth, Supervisor Barrett

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

ANNOUNCEMENTS AND COMMUNICATIONS

Supervisor Barrett announced area churches are holding a concert at St. Edward the Confessor Church on March 2, 2003 in commemoration of the Town's 175th Anniversary.

In response to Councilman Paolucci's questions, Environmental Specialist O'Brien reviewed the USEPA Phase II Stormwater Protection Program and the reason for Resolution No. 42 of 2003, below, authorizing the filing of a Notice of Intent.

PUBLIC HEARING, 7:10 PM

TO CONSIDER A LOCAL LAW CHANGING ZONING ON A PORTION OF ROUTE 9 FROM B-3 TO B-4 AND AMENDING LOCAL LAW NO. 10 OF 1996

The Town Clerk read the Notice of Public Hearing as published in The Daily Gazette on February 15, 2003.

Councilman Roth arrived at 7:30 p.m.

Director of Building and Zoning Clemens and Director of Planning Kemper gave an overview of the proposed changes, attached. Mr. Clemens explained State law requires that Zoning laws adhere to the Town's Comprehensive Plan and read from Article XI – Land Use B. Strategies as follows: “1) Preserve the integrity of Clifton Park's residential neighborhood by preventing encroachment of other incompatible uses in and around these areas and promote the retention of large open space areas. 2) Maintain commercial oriented land uses as they presently exist by: 2a) Focusing business interests on the community commercial land use to the Exit 9, Route 9 and Route 146 corridor. This corridor is the principal commercial growth corridor in the Town due to land availability and infrastructure expansion.” Mr. Clemens said what is being proposed is definitely compatible with the Town's Comprehensive Plan. He said it is important to realize that under the current zoning, the pre-existing/non-conforming land uses would not be allowed in that zone. Mr. Clemens said the area itself has made a natural progression to B-4. In reviewing setbacks and greenspace requirements between the B-3 and B-4 zones, Mr. Clemens said there is very little difference.

Dale Kelley, Chairman of the Zoning Board of Appeals, stated this change is the right thing to do from a zoning and planning perspective. He noted a use variance can only be granted when three specific criteria are met. He said a number of businesses on Route 9 have come in to request a use variance. Mr. Kelley stated he can't see any reason not to change the zoning from B-3 to B-4.

The public hearing was opened for comments from the audience at 7:45 p.m.

Gordon Nicholson, Environmental Design, said he has been working on land planning and land development in the Towns of Clifton Park and Halfmoon for 25 years. He stated he is fully supportive of this zoning change. He suggested that the Board consider extending the B-4 zoning change from the southern end of Meyer Road to the northern end of Meyer Road and noted this would have no effect on residential properties adjacent to those properties and any impact associated with the change from B-3 to B-4 would be adequately mitigated by the Planning Board and NYS Department of Transportation and doesn't believe there would be any significant negative impacts. Mr. Nicholson presented a petition from eight property owners representing approximately 16 parcels of land fronting on Route 9 requesting the “Town Board add to the rezoning of the B-4 Zone and move the line from the south end of Meyer Road to the north end of Meyer Road”.

Mr. Clemens noted there is one additional property that was inadvertently left off the map

and legal description and should be included, that property being on the west side of Route 9 adjacent to Dodge World. Mr. Nicholson noted that property is owned by Joseph G. Rosetti and he has signed the petition.

Timothy Iacabucci, 1748 Route 9, said he owns a quarter acre piece of residential land that, if zoning is changed, is worthless. He noted it can't be used as commercial as he only has ten feet of frontage on Route 9. He stated if the zoning is changed he is sitting with a piece of land that he can't sell, rent or live on and yet still paying taxes. He wants to make sure the Town takes his interests to heart. He expressed concern with proposed development of property surrounding him. Mr. Iacabucci asked if the zoning changes to B-4, does he have any recourse, if he doesn't get a reasonable offer, and he plans to live there, can they just build around him. Mr. Kemper said if the zoning is changed Mr. Iacabucci wouldn't be affected unless he decided to add on to his residence.

Norman Goldman, London Square Drive, asked that this zoning be put in context with the zoning north on Route 9 to the town line. Mr. Clemens reviewed the zoning along Route 9 to the town line. Mr. Goldman commended Messrs. Clemens and Kemper on a fine presentation.

Highway Superintendent Gerard asked what will happen to Biette, Old Plank Road, and northern Meyer Roads, noting these roads are 18 feet wide and don't meet state standards and, in order for any development to take place along those roads, there must be some property takings in order to make those roads meet state standards. Mr. Clemens agreed with Mr. Gerard.

Supervisor Barrett acknowledged a letter from David A. Flanders, 1769 Route 9, attached, in opposition to the zoning change.

Donna McCrudden, Mann Blvd. Halfmoon, said she considers Route 9 her neighborhood and enjoys the country setting. She does not want Route 9 to become an extension of Exit 9 development and wants to see the greenspace saved on the Route 9 corridor to her neighborhood. Ms. McCrudden stated a zoning change will be more traffic and doesn't think people should be pushed out of their homes. She said businesses should look at using the empty buildings in Clifton Park.

Messrs. Kelley and Clemens said no variances have been denied along Route 9, but Mr. Kelley noted there haven't been any new applications before the ZBA.

Mr. Clemens said with development there is some increase in traffic but Route 9 is designed for that use, being the widest road in town. He stressed it is essential that the Comprehensive Plan be kept in mind and Route 9 is the natural place for Clifton Park to grow.

Lynn Johnson, Keystone Terrace, Halfmoon, said she likes the transitional feeling when driving Route 9. She asked the Board to stop treating Route 9 like it is an isolated area.

Youssef Ballout, Torrero Drive, asked what comments have been received from other residents of Route 9. Mr. Clemens said he has not had any phone calls. Mr. Kemper said he has received five calls with regard to the public hearing but no negative comments received. Mr. Ballout said with the approval of variances, B-3 is being built up to B-4 and he asked the town to take a look at what is happening. He continued, the expansion of the Exit 9 is taking place in all directions and he asked, before the zoning is changed, the Board to consider where the town is going next. Mr. Ballout expressed concern that this will continue further north. He said there should be architectural standards. He does not support the proposed zoning change as he sees more coming in the future.

Ed Dussault, Grooms Road, stated he is in total agreement with the previous three speakers.

Mr. Kelly explained the Zoning Board is very much restricted by statute and is required to follow certain criteria when a variance request comes before the Board. He continued, in the case of a use variance three criteria must be met: 1) the applicant has to prove that they have a financial hardship that they have not created themselves, 2) the change cannot be out of character of the area, and 3) utilizing the property for a use that's allowed in the zone would not yield a reasonable economic gain.

Mr. Shahan noted in order to grant a use variance, the three criteria must be met.

Bob Gauvreau, Oakwood Blvd., spoke with regard to Exit 8.

Mr. Kelley stressed this change is the smart thing to do. He said in early town history, Route 9 was the first business center in the Town of Clifton Park.

Mr. Nicholson reviewed the zoning on Route 9, starting at Routes 9 and 146 being B-4 to B-3 to Corporate Commerce to Light Industrial further north, noting these properties are also between the six lanes of I-87 to four lanes of the Route 9 corridor. He said this is a logical progression for businesses to expand where it has the least impact.

Supervisor Barrett said before looking at any other properties, the Board should decide what to do in this area and then decide if it makes sense to add any extra parcels. The Supervisor asked Mr. Kemper when preparing SEQRA documentation for lead agency status, to include the parcel on the northwest side of Route 9 north of Dodge World that was inadvertently left off.

Councilman Speckhard asked that it be noted the request to Mr. Kemper was for information and does not imply any Town Board support.

Everyone was given an opportunity to speak in favor of or against the proposed local law and no one else wished to be heard. Supervisor Barrett declared the public hearing closed at 8:30 p.m.

REPORTS TO THE BOARD

Town Administrator Shahen acknowledged a letter from Joe Ritchey stating road construction will begin on Vischer Ferry Road from Grooms to Crescent Roads. He said there will be some taking of trees and the town will be monitoring the work. Mr. Shahen said empowering Security officers to issue appearance tickets, in addition to handicap and fire lane parking, is proving to be very effective. Mr. Shahen noted Moody's Investors has upgraded the town to an A1 rating. He said an analyst from Moody's spoke favorably of the town having a security force rather than a police department, thereby allowing the town to control its budget growth. Mr. Shahen announced on March 24, 25 and 26, a representative of Rutgers Institute on Sound will be training town and Stillwater employees on the use of the decibel meter.

Town Comptroller Heggen reported the sales tax figure for 2002 is just under \$8 million dollars, approximately \$1.4 million more than in 2001, and noted the change in the County sales tax formula has greatly benefited the town. Mr. Heggen said the town sold bonds just under \$1 million for existing projects in town (Olde Nott Farm, Dutch Meadows, Woodland Hills, Riverview Landing Sewers and Route 9 Fire Road Water Districts) which are being converted to long-term 20 year notes. Supervisor Barrett wanted it noted that the winning bidder at 4.2 percent is the parent company of the bank for which he works. Mr. Heggen reviewed the bidding process.

Resolution No. 42 of 2003, a resolution authorizing the Town Environmental Specialist to file a Notice of Intent under the United States Environmental Protection Act Phase II Stormwater Protection Program.

Introduced by Councilman Roth, who moved its adoption, seconded by Councilman Paolucci.

WHEREAS, the United States Environmental Protection Act Phase II Stormwater Protection Program has been implemented nationwide in a continuing effort to reduce pollution to surface water, and

WHEREAS, the Program requires that municipalities with separate storm sewer systems in urbanized areas, like Clifton Park, obtain a SPDES permit for the discharge of such waters by March 10, 2003, and

WHEREAS, in order for the Town of Clifton Park to be in compliance with said Program, the New York State Department of Environmental Conservation is requiring a Notice of Intent to be filed by March 10, 2003 stating that the Town will develop a Stormwater Management Program and implement it within 5 years; now, therefore, be it

RESOLVED, that the Town Environmental Specialist is hereby authorized to file a Notice of Intent with the New York State Department of Environmental Conservation by March 10, 2003 pursuant to the United States Environmental Protection Act Phase II Stormwater Protection Program.

ROLL CALL VOTE

Ayes: Councilman Paolucci, Councilman Speckhard, Councilman Roth,
Supervisor Barrett

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Resolution No. 43 of 2003, a resolution awarding the bid to clean and video the sewer lines of the Plank Road Sewer Company.

Introduced by Councilman Paolucci, who moved its adoption, seconded by Councilman Roth.

WHEREAS, the Plank Road Sewer Company has been abandoned to the Town by the Plank Road Sewer Company, and

WHEREAS, it is necessary to clean and video the lines to determine their condition prior to turning the sewer system over to the Saratoga County Sewer District, and

WHEREAS, quotes were received for the cleaning and filming of the lines, and

WHEREAS, McDonald Engineering has recommended that the combined quote of \$4,271.00 from Municipal Services be accepted for the cleaning and filming of the sewer lines of the Plank Road Sewer Company; now, therefore, be it

RESOLVED, that the combined quote of Municipal Services be accepted in the amount of \$4,271.00 for the cleaning and filming of the Plank Road Sewer Company, cost to be advanced from the Contingency Fund with the users of the transportation corporation to be billed accordingly.

This sewer services commercial customers. It is hoped the County will take this sewer company over.

ROLL CALL VOTE

Ayes: Councilman Paolucci, Councilman Speckhard, Councilman Roth,
Supervisor Barrett

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Resolution No. 44 of 2003, a resolution scheduling a public hearing regarding the establishment of Corporate Commerce Zone Water District No. 1.

Introduced by Councilman Paolucci, who moved its adoption, seconded by Councilman Speckhard.

WHEREAS, the Corporate Commerce Zone was created in the late 1980's and expanded in the mid-1990's by the Town Board of the Town of Clifton Park (the "Town") as a special zoning district, and consists of approximately 280 acres of land located on Route 146, approximately 5,000 feet west of Route 146A intersection, and

WHEREAS, the Town Board proposes to establish a water district in the Corporate Commerce Zone to be known as the Corporate Commerce Zone Water District No. 1 (the "District"), and

WHEREAS, a map, plan and report (the "Maps and Plans") have been prepared in a manner and detail as determined by the Town Board regarding the proposed establishment of the District, and

WHEREAS, the Maps and Plans have been filed in the Town Clerk's Office and are available for public inspection during regular business hours, and

WHEREAS, the boundaries of the proposed District are as described in Exhibit A to this Resolution, and

WHEREAS, the water system improvements proposed to be constructed in the District (the "Improvements") consist of the construction and acquisition of water transmission and distribution mains including ductile iron water mains, service connections and hydrants, and all appurtenances and incidental equipment including the acquisition of rights-of-way, if necessary, in accordance with the Maps and Plans, and

WHEREAS, the Improvements will include water facilities in excess of those required for the proposed District, including the use of larger water mains and associated appurtenances, valves and spacing of hydrants to provide excess capacity (the "Excess Facilities"), which will be reserved for future water districts or extensions in the Town, and

WHEREAS, the estimated maximum amount to be expended for the Improvements, including design, construction and administrative costs, is \$521,000, of which (1) \$250,000 is attributable to the Excess Facilities and shall be a general Town charge to be initially advanced from the Town's general fund and subsequently reimbursed from any future water district or extension that uses the excess facilities, and (2) \$271,000 shall be a charge against the District to be paid from assessments levied on real property in the District, and

WHEREAS, the proposed method of financing the costs of the Improvements (other than the Excess Facilities) consists of the issuance of serial bonds and bond anticipation notes of the Town, payable in the first instance from assessments levied on benefited real property in the District. The proposed method of financing the Excess Facilities consists of the advance of \$250,000 from the Town's general fund, to be reimbursed by any future water district or extension that uses the Excess Facilities, from assessments levied against any such future district or extension, and

WHEREAS, the cost of acquiring, constructing and installing the District Improvements will be assessed by the Town Board in proportion as nearly as may be to the benefit which each lot or parcel in the District will derive therefrom, and

WHEREAS, the cost of the proposed District to the properties in the District is a combined total of debt service cost and operation and maintenance charges and is estimated to be as follows:

A. Debt Service Cost:

Annual Estimated	Parcel ID No.	Debt Service Cost
	270.-2-3.121	\$2,631.63
	270.-2-1	\$3,108.57
	270.-2-3.11	\$1,443.99
	270.-1-23.1	\$1,626.14
	270.-1-20.111	\$4,889.63
	270.-2-2	\$5,541.04

B. Operation and Maintenance Charges: The water system, once constructed, will be operated by the Clifton Park Water Authority. The following are the estimated operation and maintenance costs that will apply to existing properties in the District:

1. Residential Users:

Meter \$15.40 per Quarter
Water Usage (2003 Rate) \$3.53 per 1,000 gallons of water used
(Typical Single Family Usage is 75,000 gallons per year or \$326.35)

2. Commercial Users:

Water Usage (2003 Rate) \$3.53 per 1,000 gallons of water used
Meter Varies based on size of building

NOW, THEREFORE, BE IT RESOLVED that the Town Board will hold a public hearing to hear all persons interested in the establishment of the District and the proposed water system improvements, which public hearing shall be held in the Wood Memorial Room, Town Hall, One Town Hall Plaza, in the Town of Clifton Park on March 10, 2003

at 7:45 p.m.; and be it further

RESOLVED, and ordered that the Town Clerk give notice of such hearing by publishing in the official Town newspaper a copy of this resolution and by posting a copy of this resolution on the Town's official sign-board not less than ten nor more than twenty days before such hearing.

Supervisor Barrett explained due to Niagara Mohawk winning their lawsuit, they are not part of the district and it is necessary to start over and hold a public hearing.

ROLL CALL VOTE

Ayes: Councilman Paolucci, Councilman Speckhard, Councilman Roth,
Supervisor Barrett

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Resolution No. 45 of 2003, a resolution scheduling a public hearing regarding the establishment of Corporate Commerce Zone Sewer District No. 1.

Introduced by Councilman Paolucci, who moved its adoption, seconded by Councilman Speckhard.

WHEREAS, the Corporate Commerce Zone was created in the late 1980's and expanded in the mid-1990's by the Town Board of the Town of Clifton Park (the "Town") as a special zoning district, and consists of approximately 280 acres of land located on Route 146 approximately 5,000 feet west of Route 146A intersection, and

WHEREAS, the Town Board proposes to establish a sewer district in the Corporate Commerce Zone to be known as the Corporate Commerce Zone Sewer District No. 1 (the "District"), and

WHEREAS, a map, plan and report (the "Maps and Plans") have been prepared in a manner and detail as determined by the Town Board regarding the proposed establishment of the District, and

WHEREAS, the Maps and Plans have been filed in the Town Clerk's Office and are available for public inspection during regular business hours, and

WHEREAS, the boundaries of the proposed District are as described in Exhibit A to this Resolution, and

WHEREAS, the sewer system improvements proposed to be constructed in the District (the "Improvements") consist of the construction and acquisition of a sanitary sewage collection system, including acquisition of land or rights in land, and furnishings, machinery, equipment or apparatus required in connection therewith, and

WHEREAS, the estimated maximum amount to be expended for the Improvements, including design, construction and administrative costs, is \$530,000, and

WHEREAS, the proposed method of financing the cost of the Improvements consists of (1) the receipt of a \$250,000 New York State grant to fund a portion of the costs, and (2) the issuance of serial bonds and bond anticipation notes of the Town, payable in the first instance from assessments levied on benefited real property in the District, to fund the remaining \$280,000 costs of the Improvements, and

WHEREAS, the cost of acquiring, constructing and installing the District Improvements will be assessed by the Town Board in proportion as nearly as may be to the benefit which each lot or parcel in the District will derive therefrom, and

WHEREAS, the cost of the proposed District to the properties in the District is a combined total of debt service cost, operation and maintenance charges and hook-up fees, and is estimated to be as follows:

A. Debt Service Cost:

Annual Estimated

Parcel ID No. Debt Service Cost

270.-2-3.121 \$3,262.53

270.-2-3.11 \$1,790.18

270.-1-23.1 \$2,015.99

270.-1-20.111 \$6,061.86

270.-2-2 \$6,869.45

B. Operation and Maintenance Charges: The sewer system, once constructed, will be operated by the Saratoga County Sewer District No. 1 ("SCSD"). The costs of operation and maintenance will be based on the established SCSD Scale of Charges. Each parcel will be charged an allocated share of the annual cost of debt service, administration, operation and maintenance for the District's treatment facilities, interceptor sewer, and each major trunk sewer. An Equivalent Connection Unit (e.c.u.) will be determined for all users based on the type of use (commercial, single parcel, apartments, and various miscellaneous uses such as schools, food service, office building, warehouse, etc.) and the gallons per day of sewer discharge. The SCSD Scale of Charges is included as an Exhibit to the Maps and Plans on file in the Office of the Town Clerk of Clifton Park.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board will hold a public hearing to hear all persons interested in the establishment of the District and the proposed sewer system improvements, which public hearing shall be held in the Wood Memorial Room, One Town Hall Plaza, in the Town of Clifton Park on March 10, 2003 at 8:00

p.m.; and be it further

RESOLVED, and ordered that the Town Clerk give notice of such hearing by publishing in the official Town newspaper a copy of this resolution and by posting a copy of this resolution on the Town's official sign-board not less than ten nor more than twenty days before such hearing.

ROLL CALL VOTE

Ayes: Councilman Paolucci, Councilman Speckhard, Councilman Roth,
Supervisor Barrett

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Councilman Speckhard noted the March 3, 2003 Town Board meeting will recognize the formation of the town with proclamations and a reading of Legislative Act of 1828 officially designating the Town of Clifton Park.

Councilman Roth updated the Board on his review of the arena, noting he reviewed contracts, deposits and receipts, as well as vending machine statements and gross payroll. He said all expenses he reviewed look like legitimate expenses for the operation of the arena. Councilman Roth had the following comments: 1) financial statements dated November 18, 2002 do not meet requirements in Paragraph 5 of the Management Agreement, 2) Paragraph 9 of the Agreement states the facility operates on a fiscal year beginning September 1, 2001 but Mr. Bobrow is operating September 15 to September 15. 3) Paragraph 13 of the Agreement states the arena will provide a written report to the Town of Clifton Park - no written report has been provided. Councilman Roth recommended the following: 1) the arena shall have prepared, as soon as possible, audited financial statements that comply with Paragraphs 5 and 9 of the Management Agreement. Upon completion, this report is to be presented by the preparer to the Town Board and a written report on the operation of the arena is to be presented by Arena Management, Mr. Bobrow. 2) the arena, with the assistance of Town Comptroller Heggen, shall prepare a Request for Proposal to be sent to a minimum of three local CPA firms, not including the firm that will audit Mr. Bobrow's arena, to perform audited services for the fiscal year ending August 31, 2003, 3) Mr. Bobrow shall prepare cost estimates for equipment owned by his arena that he uses to service the town arena. Upon completion of this information, Mr. Bobrow will meet with Messrs. Roth and Heggen to work out mutual agreed upon methodology for reimbursement to his company for services provided to the town arena. Councilman Roth will prepare a letter to Mr. Bobrow, subsequent to approval of the Board, as to his recommendations outlining the above and ask him to comply.

Supervisor Barrett said the arena project has been successful but it is important to get off on the right foot. He stated he agrees with Councilman Roth's recommendations.

PUBLIC PRIVILEGE

Norm Goldman, London Square, a Supervisor is expected to carry out agreements. He questioned the wording in the Arena Management agreement "mutual agreeable format" and asked the Board to show any other comparable contracts with that wording. Mr. Goldman commented on treatment of individuals during public privilege.

Councilman Speckhard asked that the record show that the rest of the Town Board also plays a very decisive role in seeing that agreements are enforced and needs to accept the responsibility of over viewing this agreement, as well as all agreements

Bob Gauvreau asked for an explanation of "Open Public Privilege Statement on the agenda. Town Attorney Trainor said time is reserved from the five minutes in order for an individual to come back after others have spoken.

MOTION by Councilman Paolucci, seconded by Councilman Speckhard, to adjourn the meeting to the next regular meeting or any other meeting necessary for the conduct of Town business.

Motion carried at 9:37 p.m.

Patricia O'Donnell
Town Clerk