

BOLTON PLANNING & ZONING COMMISSION
Regular Meeting
7:30 p.m., Wednesday, February 10, 2021
Virtual Meeting
Minutes & Motions

Members Present: Chairman Adam Teller, Vice Chairman James Cropley, Christopher Davey, Benjamin Davies, Arlene Fiano, Thomas Robbins, T. Manning, and Alternates Rodney Fournier, Marilee Manning

Members Excused: Alternate Jeremy Flick

Staff Present: Patrice Carson, AICP, Consulting Director of Community Development, Jim Rupert, Zoning Enforcement Officer, and Yvonne Filip, Recording Secretary

Others Present: Attorney Stephen Penny, Sandy Pierog, Andrew Ladyga

1. **Call to Order:** Chairman A. Teller called the meeting to order at 7:33 p.m.

2. Approval of Minutes: January 13, 2021 Regular Meeting Minutes

Corrections:

Page 4, 5th paragraph – change the spelling of “Prestredo” to “Pistritto”.

C. Davey moved to approve the minutes of the December 9, 2020 regular meeting as amended.

A. Fiano seconded. Vote: 6-0-1 (Cropley). Motion passed.

3. Public Hearings (begin at 7:45 p.m.)

a. Application: Special Permit Application for Nursery and Value Added Agricultural Business, 1225 Boston Turnpike, Happy Town LLC (#PL-20-13)

The public hearing was opened at 7:45 p.m. The public hearing notice was read into the record.

Present were: Stephen Penny – Attorney for the owner/applicant; Andrew Ladyga, owner/applicant; Richard Mihok, engineer for the project; Mark Byam, All American Tree Care.

Attorney Penny detailed the proposed uses and how that fits into the regulations and the POCD. This property is located at 1225 Boston Turnpike and the application is filed under Section 8c2b in the Rural Mixed Use Zone. The owner/applicant is asking for an exception for the impervious parking area surface and is using gravel. The property is 4.93 acres with 575’ of frontage on Boston Turnpike. Public sewer and a private well serve the property. This used to be part of the much larger Giglio Farm. The barns and farm stand building are dedicated for the current uses. There is a manmade drainage ditch on the east side and a wetland meadow on the boundary to the south. This application must still be review by the Inland Wetlands Commission. No wetlands will be impacted. Two businesses, along with the farm stand, propose to use the site. They are All American Tree Care and Shamrock Tree and Landscaping. Each of those business with have an area to grow tree stock which fits under nursery/agricultural and process logs for lumber and for heating products or firewood and wood chips. There processes would fall under value-added agricultural. The processing will take place out of sight from the front of the property. Pesticides used by licensed arborists will be stored. There will be no additional lighting or signs. There will be no additional buildings or alterations. A 10’ high privacy fence

will be added at the back of the farm stand. Equipment will be stored overnight or when not in use in the buildings or outside behind the privacy fence. The two businesses will employ 6 people with 20 hours per week on the property. There are ten parking spaces for the employees and 25 for customers of the farm stand. There will be 10 trips per day for the tree businesses and 25 trips per day for the farm stand. The farm stand operation will continue as is. There are no specific provisions for pedestrians as the property will be accessed exclusively by vehicles.

Attorney Penny cited the applicable regulations and relevant case law for this application. This application also is compatible with the Plan of Conservation and Development pertaining to the focus on business development. Residents would like the Town to encourage more business development on Routes 6 and 44 as these are high traffic volume corridors. The proposed uses for the property promote economic development while maintaining the rural character of Bolton. The proposed use is more positive than the prior farming use. A multi-faceted approach may be necessary to maintain the farming use.

Richard Mihok, Engineer and Land Surveyor, has surveyed this property beginning 25 years ago. It is ~5 acres and he has never seen water ponding as the property is flat and water percolates into the ground. The applicant proposed pervious travel ways and preserving a majority of the grass. There will be no additional runoff than there is currently. There are three driveway cuts onto the property which will be preserved. The sight lines are good as Route 44 is flat and straight here. The wetlands will be preserved with no or little work in the 100' regulated area. There will be an area of gravel parking to the rear. The land to the south and east is proposed to remain in farmland. The tree service businesses will have access to the bunker buildings for storage. The plan is to preserve the character and use of the property.

Atty. Penny concluded by again stating that this application has not yet been to the IWC. That meeting will take place at the end of the month. Atty. Penny has not seen any Staff comments that would preclude approval. The proposed plan satisfies the elements of the mixed use goals of this zone. These factors suggest approval from the PZC.

P. Carson said the Highway Supervisor and the town Engineer have some concerns about the sight lines from the third driveway and how vehicles cross in front of Old Coventry Road and behind a telephone pole. J. Rupert added another concern is that there has been a lot of use of going on behind the driveway onto Old Coventry Road. The Engineer suggests the use of that gets abandoned because it is an unsafe practice. Also, per the definition in the regulations gravel is not considered a pervious surface. T. Manning has an objection to what is happening off Old Coventry Road. M. Manning said it could be confusing for other drivers to know what the tree vehicles may be doing. R. Fournier thinks access from Old Coventry Road may be safer than cutting across Route 44. Atty. Penny said these issues can be addressed. P. Carson said no lighting plan was submitted. Atty. Penny said there is no change in the lighting than what is currently there and that predates Ladyga's ownership of the property. R. Mihok said the lights shown on the plan have 100-watt bulbs. A. Teller said a lighting plan is required even if it is pre-existing. T. Manning asked if the lights are full cut-off fixtures and if there is sufficient lighting for the tree activities? R. Mihok said they will check on that.

P. Carson asked if the PZC wants to see a landscaping plan for the nursery parking area to see that it complies with the regulations? The applicant proposes putting up fences so nothing behind the farm stand can be seen from the road. The dumpster has been relocated away from

the buildings. The regulations require that the fencing around the dumpster be vinyl. P. Carson said there is product from the composting pile at the two silos that is going onto the neighboring residential property. How does the applicant propose to contain the product? Is buffering being considered here or at the property line?

The narrative references storage of company equipment on the site. The bunker silos are marked for firewood and other product. Where will the equipment be stored? A. Ladyga said one of the silage bins will be used for wood processing and the other for storage of miscellaneous equipment. Parts of those bins are in a residential zone. What is proposed for buffering as a house could be built there? Atty. Penny said that is a wetlands meadow. A. Teller said there could be houses or a development there some time in the future. The PZC has to think of the future use of the land behind this property. The silos must call out vehicle storage and product storage so the PZC knows what the conflicts may be. Atty. Penny said the map will also show where the logs processing area is to be. A. Teller said one purpose of a multi-use zone is to reduce the number of curb cuts to have a defined entrance for coordinated traffic flow among the uses. R. Mihok said the plan is trying to keep the existing traffic for the farm stand at the first two driveways and have the tree services use the third driveway to segregate customers to the farm stand and the industrial uses. A. Teller asked if there is proposed signage that indicates that?

A. Teller is concerned that landscaping services and arborists services are not the same thing. The special permitted uses do not allow for landscaping services. Landscaping equipment might be disqualified from being stored here. It is not value-added forestry or agricultural and is not a farming use. Atty. Penney said the equipment may be used for all of these services. Lawn mowers would not be used for a tree service. A. Teller said it could start to look like a yard for storage and maintenance of equipment for use elsewhere and that is not allowed under a special permit. A. Teller is struggling with this aspect. Atty. Penny said the applicant would provide a better definition of how the landscaping fits into the special permit uses.

M. Manning said the privacy fences are in opposite corners. Is there access to the parking or the driveway? There will need to be a gate in the fencing. T. Manning asked how high are the walls on the silage bunkers? A. Ladyga said there will be a gate in the fencing between the two buildings and the walls are 9' – 10' high.

No one from the audience wished to speak.

T. Manning moved to continue the public hearing to Wednesday, March 10, 2021 at 7:45 p.m. via Zoom for Special Permit Application for Nursery and Value Added Agricultural Business, 1225 Boston Turnpike, Happy Town LLC (#PL-20-13). **B. Davies seconded.** Vote: 6-0-0 (Cropley did not vote). Motion passed.

4. Resident's Forum (Public Comment for items NOT on the agenda): There were none.

5. Staff Reports:

J. Rupert reported the following enforcement action

- A complaint was received for 100 Birch Mountain Road of auto repair happening at the location. The person made the same complaint to the CT DOT. They found the complaint to be unfounded. The vehicles are ones that he owns. He does have more than one unregistered

vehicle. The remedy found was to move them to a friend's shop until he can register them. The person is considering doing welding work; he is a professional welder. The person was told if he does the work for others that has to be approved. If he is not having non-residence employees or customers coming to his home he falls under use-of-right. This person has been cooperative.

- The shed constructed on a vacant parcel at the end of Mt. Sumner Road was not removed by February 1, 2021 per previous violation action. This has been referred to the Town Attorney.
- There have been complaints about 255 Hebron Road with several motor vehicles making the property have junk yard like conditions. Before the snow fall four vehicles were removed from the property. The owner has been in regular communication and is working on progress.
- J. Rupert was asked to look into the firearms business on Hop River Road. As of now he does not have retail items on his website. A. Teller said the PZC did not approve retail. The permit application/narrative did include having retail items. P. Carson added the application said he anticipated 2 -3 firearms transfers per month including what he purchases and then transfers to an individual. Firearms would have to be shipped to a person with a FFL. The buyer would have to go to this business to do the ownership transfers. One to two customers were expected each week. He is allowed to use 25% of his residence. There are parking spaces for only two customers at a time. The PZC did not regulate volume with the approval.

6. Old Business:

a. Discussion/Possible Decision: Special Permit Application for Nursery and Value Added Agricultural Business, 1225 Boston Turnpike, Happy Town LLC (#PL-20-13)

There was no further action on this agenda item since the public hearing was continued.

b. Discussion of Accessory Dwelling Units/Living Space

T. Manning sent his preferences of the draft ADU regulations which were discussed.

- A. Teller feels the ADU size being 35% of the principal building size could be too much for those properties with large primary dwellings. Change the 35% to 25%. R. Fournier said maybe cap it at 750 sq. feet to quantify it and the size of the original residence will not come into play.
- Are there standards for how close or far apart buildings can be? There are not in the single family residential zone. They would have to be served by the same septic system. That may be the limiting factor.
- Regulations allow for three dwellings on a shared driveway. This could allow driveways for three buildings all over town. That could be an unintended consequence of going from one ADU to two ADUs.
- The limitations on the number of individuals will be the septic and the numbers of bedrooms. It would be an enforcement issue if someone is cramming people into a building or having too many people will cause the septic system to fail at some point. If the point is to create housing why limit how many people can live in an ADU?
- A. Fiano asked if an ADU is added can you enlarge the septic system? What happens if the property is on the sewer line which only allows so many units? J. Rupert said the expansion of living space triggers an application to the EHHD. Their approval is based on a code compliant system for the number of bedrooms; typically they don't require changes to the existing system but does require the property have space to build another system if the current one fails.
- A. Teller said if we are talking about an ADU there is already an established use on the property. Does the owner have to show that a septic system can be located on the property with an addition? J. Rupert said that has not been the case. The person does have to comply with the zoning regulations and there are not many opportunities for that to happen on lake properties.

The question would go to the Sewer Authority about requiring the additions of EDUs with the addition of an ADU. C. Davey asked if the draft regulations are requiring a certain lot size for allowing an ADU? J. Rupert said lot sizes would be different in the different zones and lake lots are pretty small.

- Item 6: T. Manning is rethinking his suggestion – he thinks that can be scratched.
- Item 7: It seems to add an undue burden to add parking for an ADU.
- J. Crolley said some smaller lots on the lake could not be built on because they could not get a sewer system in. Someone could purchase one of these smaller lots to put an ADU on. A. Teller said if they are combined into one lot it could qualify for an ADU. Do we not allow ADUs in the lake zone? One reason for the sewer line is to preserve nutrients from going into the lake; it was not meant to bolster residential development around the lake. J. Rupert suggested setting minimum lot sizes in those zones or not allow freestanding ADUs for those lots. The ADU would be within the existing building.

P. Carson will make the changes spoken about and update the draft.

c. Other: There was none.

7. New Business

a. Other: P. Carson received two responses to attend the law review in March. If anyone else wants to attend please contact her.

8. Correspondence

a. Report on Statewide Planning Conversation – Racism, Planning, Zoning: Nothing new.

9. Adjournment: J. Crolley moved to adjourn the meeting at 9:37 p.m. B. Davies seconded.

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, Planning & Zoning Commission Recording Secretary

Please see minutes of subsequent meetings for approval of these minutes and any corrections hereto.

From: Carson, Patrice
Sent: Friday, March 05, 2021 1:28 PM
To: Stephen Penny (stpenny@pbolaw.com) <stpenny@pbolaw.com>
Cc: Rupert, Jim <jrupert@boltonct.org>; jdillon@nlja.com; Kelly, Barbara <bkelly@boltonct.org>;
Dimock, Lance <ldimock@boltonct.org>; Thad King (KingTD@ehhd.org) <KingTD@ehhd.org>; Adam
Teller; Adam Teller
Subject: Happy Town Application #PL-20-13 at 1225 Boston Turnpike

Good afternoon Steve,

I understand that an application was made to the Inland Wetlands Commission and they issued an approval based on an updated plan. That plan has not been shared as part of the PZC application as of yet, and we believe it is still deficient in some areas. Below is a list of items staff believes still need to be addressed:

1. Stone/product cannot be stored in a setback area.
2. Sufficient screening needs to be provided between zones. In this case, since the zone cuts through the lot; a waiver may need to be granted to move the area for screening from the middle of the lot to the property line.
3. Storage of anything – materials, vehicles, equipment – is not allowed on the residentially-zoned area of the lot.
4. Areas where things will be located on the site need to be delineated on the plans. Those areas need to show defined physical barriers – concrete wasteblock, bollards, etc.
5. A landscaping plan needs to be submitted.
6. A lighting plan needs to be submitted.
7. The connection of the existing driveway cut to Old County Road needs to be eliminated so that it cannot be used by vehicles.
8. There are currently businesses on the site that are operating in violation of the town Zoning Regulations. The PZC needs to discuss a timeframe to complete any improvements required as part of a decision on this application so the work is completed and then in compliance with any permit issued.
9. There were questions regarding the landscaping business and how that is a “value-added” business that still need to be answered/demonstrated.

Please let me know if you have any questions.

Patrice

*Patrice L. Carson, AICP
Consulting Director of Community Development
Town of Bolton
860.359.1454*

From: Kelly, Barbara
Sent: Tuesday, March 02, 2021 11:33 AM
To: Carson, Patrice <pcarson@boltonct.org>
Cc: Rupert, Jim <jrupert@boltonct.org>; 'Joseph M. Dillon, P.E. (JDillon@nlja.com)' <JDillon@nlja.com>;
Ross Lally
Subject: RE: 1225 Boston Turnpike

Hi Patrice,

The IWC granted a permit for the construction of a privacy fence and any work needed to address stormwater runoff from the gravel lot. The minutes are attached. I will forward a copy of the permit once it is signed.

At this time, the Applicant does not propose to add to the wood chip berm located south of the bunkers or to store woodchips or material in the wetland along the eastern property line. As P&Z clarifies stockpile locations, please share the updated plans so that they can be reviewed for any wetland impacts.

Thank you,
BK
Barbara Kelly

From: Kelly, Barbara
Sent: Wednesday, February 03, 2021 1:18 PM
To: Carson, Patrice <pcarson@boltonct.org>
Cc: Rupert, Jim <jrupert@boltonct.org>; Joseph M. Dillon, P.E. (JDillon@nlja.com) <JDillon@nlja.com>
Subject: FW: 1225 Boston Turnpike

Hi Patrice,

The IWC minutes, which were forwarded to the Applicant (below) reflect some of the items to be addressed before the next IWC meeting on February 23rd. To provide orientation for my comments, please refer to the attached site plan with notes in red and a recent aerial photo.

- Use of the property in and near the wetlands requires clarification.
- Stormwater in general, and run off from the gravel lot into the wetlands in particular, should be addressed.
- The eastern portion of the southern property line is not obviously marked.
 - In what appears to be a (non-wetlands) tradeoff, the log stack extends onto the property to the south and the haying on the property to the south appears to extend north onto the 1225 property.
 - However, the wood chip berm south of the concrete bunkers is off the property and is located in the wetlands and regulated area. This will require resolution.

Please let me know if you have any questions.

Take care,
BK
Barbara Kelly, Agent

Inland Wetlands Commission
Town of Bolton
860.649.8066, x6113

**BOLTON INLAND WETLANDS COMMISSION
REGULAR MEETING, FEBRUARY 23, 2021, 7:00 P.M.
MINUTES
VIRTUAL**

Lally called the meeting to order at 7:02 p.m.

		Present	Absent
Regular Member	Jane Darico	X	
Chairman	Ross Lally	X	
Vice Chairman	James Loersch	X	
Regular Member	David Ostafin		X
Regular Member	Open		
Alternate Member	Andrew Gordon	X	
Staff	Barbara Staff	X	

Gordon was seated for Ostafin.

1. Approval of Agenda

Motion: The Bolton Inland Wetlands Commission approves the agenda as presented.

By: Gordon

Seconded: Loersch

Discussion: Staff said the preliminary agenda had 51 Loomis Road on it but that was removed from the final agenda.

Voting:

For: Loersch, Lally, Gordon, Darico

Against: None

Abstain: None

2. Old Business

A. IWC #2020-11 – Stephen Penny on behalf of Happy Town, LLC – 1225 Boston Turnpike – Nursery and value added agricultural business

Attorney Stephen Penny, George Logan, Soil Scientist, were present for the applicant. Andrew Ladyga, principal of Happy Town LLC, Mark Byam, All American Tree, and Chris Burman of Shamrock Tree were also present.

Staff said a new plan has been submitted with the additional details included that

the IWC asked for last month.

Stephen Penny said Richard Mihoc is the engineer for this plan. Penny said application for a wetlands permit for the site does not necessitate a public hearing. The property is 4.93 acres with over 700' of frontage. The property has public sewer and a private well. No additional facilities will be built. This property was once a part of the much larger Giglip0 farm. The property is to be used for the existing farm stand and two tree services. This property is in the residential, mixed-use zone. There is a man-made ditch to carry storm water on the site. No wetlands will be impacted by the permit. The two tree tenants will grow tree stock, process logs, and store the companies' equipment behind the 10' privacy fence that will be installed. There will be no vehicle maintenance on site.

George Logan put together a report of the wetlands delineation that was surveyed last September. A drainage ditch and wet meadow was found. The soil map does not show indications of wetlands on the property. The drainage ditch is not on the 1970s aerial photo; it is present on the 2004 photo. Logan has walked this ditch in the past all the way down to the stream. The ditch has been conveying water from the adjacent agricultural uses. The wet meadow has been manipulated over time. There is a meadow plantation of dense phragmites outside of the wetlands. There is a culvert at the edge of the property. The wet meadow has good diversity with not many invasives. The mulch pile is not in the wetlands nor does it affect the wetlands. The wetland has been manipulated; it is not the worse for the wear but we still don't want soils in there. The gravel areas allows some infiltration of storm water that lessens over time at the gravel becomes compacted. There is a berm where the ditch was dug out. Fines or organic residue may get in the ditch but that would not affect the wetland or downstream. Mr. Logan does not think anything more would get into the ditch with the proposed plan than what gets in there from the agricultural operation. The wetland is not sensitive to nutrients. Logan suggested one mitigation would be to have a semi-permanent mulch berm along the edge of the ditch that is a few feet wide and tall. This could be the erosion and sediment control that would be better than haybales or a silt fence.

Penny said the privacy fence would have a gate and the plan will be modified accordingly. The mulch pile behind the silage bunker is to be used for compost per Chris Berman. Staff said the delineation of the back boundary line is not clear. Thirty feet from the bunker is at the edge of the road area and berm. The mulch berm is over the property line and in the upland review area to the south although it may be providing some benefit there. The debris was likely there before the tree companies moved in. Andrew Ladyga said he bought the property from the farmer that used to do the hayfields. There is a right-of-way for the farmer to access the fields. The mulch pile was there and has been added to. Ladyga and the adjacent property owner have an agreement about the pile to be used to keep down mud on the right-of-way. Berman said the pile has woodchips added to it from time to time and is turned for composting. It can be moved onto this property if necessary. The farmer of the hayfields is allowed on 1225 Boston Turnpike to get to the hayfields per Mr. Ladyga.

Logan again stated the wetlands are man-made or man influenced. These are not

sensitive at all from getting nutrients from the log businesses. Penny said nothing has been heard this evening about significant impact to wetlands. The IWC members were in consensus of this.

Staff said IWC asked for the following at the previous meeting:

- To understand what is going to be done on the property – IWC heard this evening there will be equipment storage, processing of logs, wood chipping and equipment on gravel lots.
- Stormwater impacts – stormwater will continue to flow as it does not. Perhaps a berm is to be added or a series of berms along the flow on the easterly side. There is not a concern on the westerly side of the site for the overland flow.
- Wetland impact or mitigation – the gravel lot may be extended to the east or that area can stay in vegetation. Berman said there are no plans to extend the gravel from where it is now. Staff said the plan does not reflect the boundary of gravel. Richard Mihoc, engineer for the project, will get out there and take measurements for that detail to be added to the plan.

Hydraulic oil or gasoline on site will only be in limited quantities to maintain the tree business equipment. No additional material will be added to the mulch pile behind the bunkers per Berman. Staff said the pile has been added to quite a bit as seen from her visits to the site. Fill in or near the regulated areas needs to be addressed by the IWC. Lally said that is not a concern with this applicant but applies to the property owner to the south. The privacy fence is not a concern. Staff said a woodchip berm does not make a lot of sense on the edge of the wetland to the east of the silage bunker as there may be a need for an access way to get back and forth in that area. The little rise at the drainage ditch protects the wetland. To the south, if it is practical, having a woodchip berm will filter any water coming off the parking lot. Berman agreed that keeping the eastern access open is a good idea. It would be smart not to put impediments there in order to maintain and mow the area to protect the wetland. Staff said this is not a heavily used area and keeping it vegetated will allow the overland flow to continue with some infiltration. Lally said that sounds practical.

Lally asked the Members if they want to vote on this application tonight or wait until the March meeting. The IWC looks to protect the wetlands but we don't want to delay the application either.

- Gordon said to vote this evening and make sure work is done properly.
- Loersch said he is seeing the activities will not have much impact. The owner and businesses are already doing the right things for running the operations.
- Lally said he is not seeing significant impact to the low quality wetlands. The gravel does need to be marked out. He feels the IWC can condition approval with the usual conditions, make sure the plan is updated showing the gravel area, and mitigation is done for drainage to the southeast. Staff said establishment of the fence going into the wetlands cannot be delegated.

Motion: The Bolton Inland Wetlands Commission deems this activity a regulated activity of non-significant impact pursuant to Section 2.1, page 4, Non-Significant Impact of the Bolton Inland Wetlands Regulations.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon, Darico

Against: None

Abstain: None

Motion: The Bolton Inland Wetlands Commission approves this permit with the following conditions:

- The gravel parking area shall be field marked and shown on the final plans and not extend into the wetlands.
- Should minor field work be needed, such as laying gravel to manage the storm water at the southeast corner, the Inland Wetlands Agent can approve in the field.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon, Darico

Against: None

Abstain: None

3. New Business

None

4. Other business:

None

5. Public Comment

No one wished to speak.

6. Approval of Minutes

A. January 26, 2021 Regular meeting

Motion: The Bolton Inland Wetlands Commission approves the minutes of the January 26, 2021 regular meeting as presented.

By: Loersch

Seconded: Gordon

Voting:

For: Loersch, Lally, Gordon, Darico

Against: None

Abstain: None

7. Wetlands Agent Report

Staff reported:

- She has been following up on the application on tonight's agenda and other potential applicants.
- The decision was rendered on the Shoddy Mill Road action. Staff has not seen

a plan to restore the area. This may have to go back to the court.

- The owner may be trying to market 51 Loomis Road as a building lot. It is taking them longer for an engineer to come up with a plan.

8. **Other**

None

9. **Adjournment**

Motion: The Bolton Inland Wetlands Commission moves to adjourn the meeting at 8:25 p.m.

By: Gordon

Seconded: Darico

Respectfully submitted,

Yvonne B. Filip

Yvonne B. Filip
Commission Clerk

PLEASE SEE THE MINUTES OF SUBSEQUENT MEETINGS FOR THE APPROVAL OF THESE MINUTES AND ANY CORRECTIONS HERETO.





ALLTOWN fresh

ALLTOWN fresh

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2.89

Diesel

3.29



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Regular

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Diesel

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fresh

1437 AND 1439 CHESEBROUGH BOULEVARD

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LOADING UNLOADING

RESERVED PARKING
3

NO PARKING
NO STANDING

RESERVED PARKING
3



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GIFT CARDS

SERIES

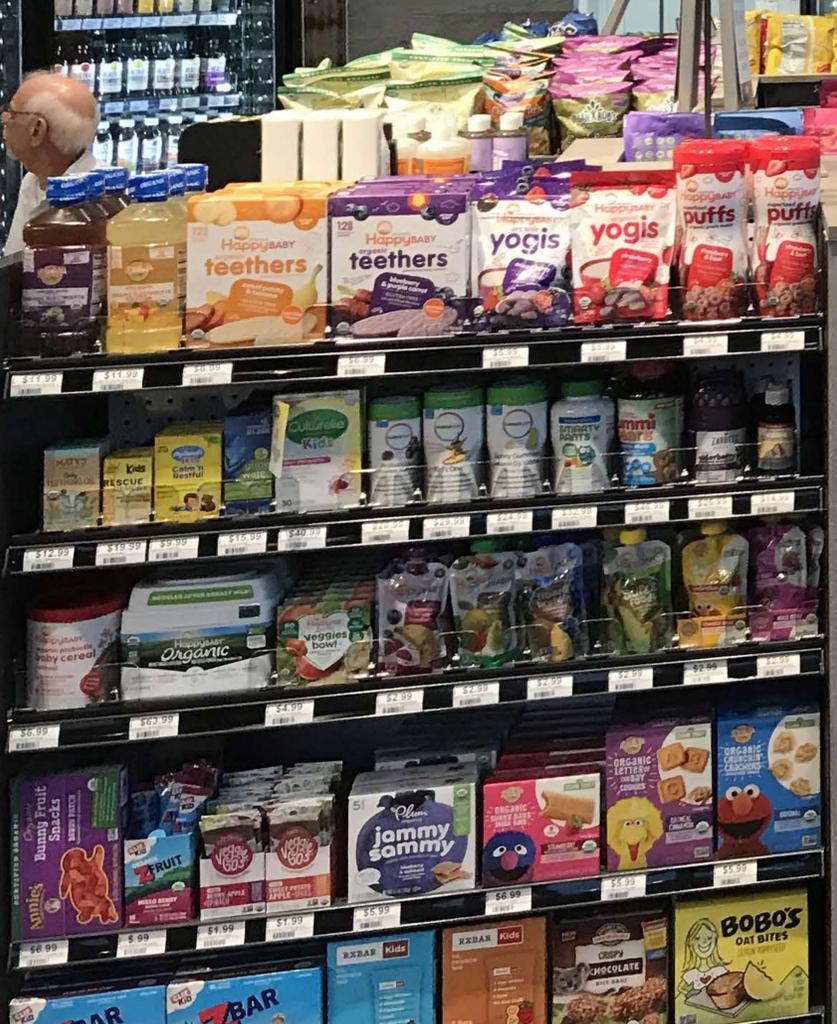
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23

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