

Town of Plymouth
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Planning and Zoning Commission
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Minutes

November 13, 2025

Call to Order: Planning and Zoning Commission Chairman George Castle called the November 13, 2025, Planning and Zoning Commission Regular meeting to order at 7:00 p.m., in the Assembly Room, Plymouth Town Hall.

Roll Call: Present were Planning and Zoning Commission Chairman George Castle, Planning and Zoning Commissioner Gary Gallagher, Planning and Zoning Commissioner Michael Gutowski, Planning and Zoning Alternate Member Connie Kapralos, Planning and Zoning Member Jim Klaneski and Planning and Zoning Commissioner Sue Murawski. Also in attendance were Director of Public Works Carl Johnson, Director of Planning and Economic Development Margus Laan and Town Council Liaison Ron Tiscia.

Fire Exit Notification

Planning and Zoning Commission Chairman George Castle noted the Fire Exits for the Planning and Zoning Commissioners and the Public Audience.

Pledge of Allegiance

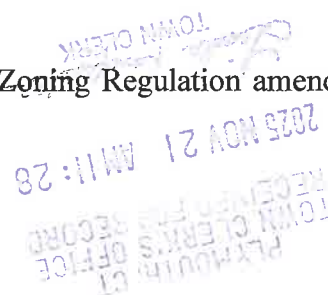
Planning and Zoning Commission Chairman George Castle led the Planning and Zoning Commissioners and the Public Audience in the Pledge of Allegiance.

PUBLIC HEARING:

Application of Jillian Judd, Esq., Pilicy & Ryan, P.C., on behalf of property owner Leonora, L.L.C., for Special Permit / Site Plan for four dwelling units on second floor per Section 4.B. Table of General Use Regulations, "Residential Apartments on Upper Floors of Commercial Buildings" at 27 Main Street / Assessor Parcel Number 042-096-005A in C-1 General Commercial District

Attorney Jillian Judd, Pilicy & Ryan, stated that she was present this evening representing Leonora, LLC, 27 Main Street, Terryville. She further stated that the application she submitted had missing information, which he had provided to Margus Laan. Jillian Judd stated that her client's property is in a Zone C, noting the Zoning Regulations had been amended to allow upper floor levels for residential use with special permits.

Margus Laan noted that Jillian Judd had sponsored the Zoning Regulation amendment for this usage change.



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Public Hearing Cont'd.

Jillian Judd stated the first floor has one tenant who is Bristol Health (a primary care facility) with five employees, Monday through Friday usage and no weekend hours. Jillian Judd stated the second floor has one small room which is used as a Server room for the internet. She further stated her client is proposing four apartments with three one-bedrooms and one studio.

Margus Laan stated he had created an individual unit profile for each unit enabling the Commissioners to see the locations and the layout of the individual units. He further stated he had a full set displayed this evening for the Commissioners to view and share.

When questioned by Planning and Zoning Commission Chairman George Castle, Jillian Judd stated the total square footage would be 2,200 and the Server Room would be 100 square feet.

Jillian Judd stated the reason the special permit should be allowed is because there are more than enough parking spaces at the property, noting there will not be a lot of increased traffic and currently, there are 60 available parking spaces. She further stated the neighboring property is a church and has an easement on the land records, noting either party can park on either property. Jillian Judd stated the only concern initially was parking, which is why the Commission allowed it to be special permit.

Planning and Zoning Commissioner Gary Gallagher stated that square footage was his only concern.

Margus Lann read from, and distributed copies of the Public Act (adopted by the State of Connecticut in 2021) regarding minimum floor area and reviewed Town variations and square footage for units. Margus Laan stated that he had requested information from Clarence Atkinson, Plymouth Building Inspector, for the minimum floor area set forth in the applicable building housing or other code and is waiting for reply.

Jillian Judd noted the Town does not have specific regulations concerning studio apartments and briefly elaborated.

Margus Laan stated the plans are within the range of an accessory apartment and each is under what would be the next lowest which is 600/650 square feet and up to 1,000 square feet for a house.

Carl Johnson noted they are all based off the State Housing Code/HUD design standard from 1987 would be called a studio or efficiency apartment and have designs which is what makes a bedroom (8 x 10) a minimum size etc., so between 400/500 square feet would be for a two-bedroom.

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Public Hearing Cont'd.

Margus Laan stated that he had emailed the Water Pollution Control Authority Plant Manager Jason Patrick, noting he had said they would be billed for four units and the fifth building permit would be for the business downstairs. He further stated they had also discussed the Server Room and there is no need for a bathroom.

When questioned by Planning and Zoning Commissioner Jim Klaneski regarding a secondary means of egress on the second floor, Jillian Judd stated she had nothing from the Fire Marshal. Jillian stated she didn't have anything from the fire marshal

Owner Driton Sulejmani (Leonora, LLC) stated the Fire Marshal and the Building Inspector had been out to the property and noted it was all okay.

Planning and Zoning Commissioner Gary Gallagher stated there are two exits in each hallway.

Margus Laan stated the front of the building has a porch eve that can be walked out to and onto.

Jillian Judd stated it is additional footing.

Carl Johnson stated he would like to see the parking lot repaired and parking spaces painted, and the addition of a printed handicap space.

Planning and Zoning Commissioner Gary Gallagher stated it would all have to be framed out.

Jillian Judd stated they would need a special permit, noting her client had not begun working as yet. Jillian Judd stated that all permits will be pulled by a licensed Contractor.

Margus Lann stated the current layout of the space does not have the walls in the same spots as the plan shows.

Margus Laan stated that the building owner had proposed housing in the building several previous times, noting as a result the Zoning Regulations were changed for him last December. He further stated the lapse in time was due to the owner waiting to clear the tenants out from the second floor.

Planning and Zoning Commissioner Michael Gutowski made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to close the Public Hearing for Jillian Judd, Esq., Pilicy & Ryan, P.C., on behalf of property owner Leonora, L.L.C., for Special Permit/Site Plan for four dwelling units on second floor per Section 4.B. Table of General Use Regulations, "Residential Apartments on Upper Floors of Commercial Buildings" at 27 Main Street/Assessor Parcel Number 042-096-005A in C-1 General Commercial District. This motion was approved unanimously.

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Application of Todd Clark, Clark Land Surveying LLC, on behalf of property owner NFORTY1 LLC for 9 Lot Subdivision of Property known as 173 Mount Tobe Road / Assessor Parcel Number 093-110-004 in Residence R-40 District

Todd Clark stated he was present this evening representing NFORTY1 owners of the Waterbury airport, noting one owner had provided the affidavit, all the signs are in place and will remain there as required. Todd Clark stated the owners had discussion with Margus Laan concerning the conservation area. Todd Clark stated that facing the airfield there is a gravel driveway and everything to the left would be dedicated to a conservation easement. Todd Clark stated that area is currently mowed, has some larger trees, and noted that Margus Laan had suggested that would be a good place to preserve some area to be permanently green.

Margus Laan stated Dan Gentile has submitted a Letter of Support for the record and noted the Commissioners all received a copy of it.

Planning and Zoning Commission Chairman George Castle read Dan Gentile's letter into the record as follows: *Good evening committee my name is Dan Gentile, I see that there is a subdivision signs, posted down the street from my house in front of the airport on Mt Tobe Road. I am 100% in favor of putting more homes on the road, not only it is a good thing for the tax base of the town, but that road is desolate, dark and barely traveled on, I know this for a fact, because I've traveled down it for my entire life. I am very happy to know that someone's interested in building these homes, one reason it will brighten up one of the avenues into our town so when people come up from Waterbury, they'll drive by these nice homes on the right side of the road in front of the airport. Sorry, I was out of town and I'm going to miss this meeting, but I will definitely be at the next one supporting this subdivision. You have my full support on building homes in that area. I think it's an excellent idea. Thank you for your time and have a good night. Dan Gentile.*

Todd Clark stated the Fire Department said they had no problems with the development, noting the adjacent property owner, Mr. Ouellette, had been asked to put in a dry hydrant when he had done some development on his property. He further stated the dry hydrant was located 500 feet from the site, so it's well protected in terms of fire. Todd Clark stated the property is in an R-40 zone; it has 40,000 square feet of buildable land, noting the smallest buildable area is about 44,000 square feet. He further so each lot is approximately 1.1 acres, noting if the Torrington Area Health Department approves, the four-bedroom houses will all have septic systems. Todd Clark stated that each lot has to be a minimum of 150 feet in width, which is what they have excepting the south end where some wetlands forced them to go a little bigger. He further stated they had done test holes in the back to show they had decent soil area in the airfield, and they added to the landing strips for visuals, noting the lots are well off the airfield.

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Application of Todd Clark Cont'd.

Todd Clark stated the topography is nicely sloped towards the street and they show schematic houses (36 x 72) with septic systems and reserves in the front. He further stated that they all have individual driveways and the southernmost lot will use the existing driveway that goes back to the Boy Scout camp.

When questioned by George Castle as to how far away the closest house from the wetlands is, Todd Clark stated it was 68 feet from the septic system to the wetlands; noting that when it was run by the Inland Wetlands Commission, they were happy with it. He further stated the Soil Scientist was not too concerned. Todd Clark stated they kept 50 feet open in case they needed multiple access to the airport. Todd Clark stated at this time, the owners are not interested in future development.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Todd Clark stated the land had been divided off from the airport, noting everything would be on the sloping woods and nothing on the airfield. Todd Clark noted it is a State of Connecticut road, so they will need to get State permits for the driveways. Todd Clark stated the property has very good site lines and is laid out nicely and received good soil tests.

When questioned by Planning and Zoning Commissioner Connie Kapralos, Todd Clark stated the last lot uses the Boy Scout's driveway, which is owned by NFORTY1, noting it is not a public road and the land will be part of Lot 9. He further stated that the owner would have to have an agreement with the seller as to who would be responsible for plowing snow.

Margus Laan stated the land is owned by the airport and would continue to be owned by the airport, noting the easement would be for that purpose. He further stated that whoever purchases Lot 8 would use this land/driveway owned by the airport to enter the property and therefore would not be creating a new entrance point for the lot.

Carl Johnson stated the right-of-way permits were obtained. He further stated he wanted to make sure the Open Space was deeded over to the Town.

Margus Laan stated that he would like to keep this Application open until he can get DOT input and make that information shareable with the Commission before a decision is made. He further stated he would also like a profile of each lot and have each lot verified from Todd Clark to ensure the lots do not exceed 15 percent slopes. Margus Laan stated he wanted to speak with the Town Attorney regarding the conservation easements/Town ownership, creation of Open Space and how it all needs to be worked out. Margus Laan stated we only have a concept at this point in time. He further stated he would like wording in the subdivision approval that includes that the airport is being protected; that there are assurances the neighbors won't complain about the airport noise.

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Application of Todd Clark Cont'd.

Margus Laan stated he wants all of this to be a part of the decision by the Commission including that the Town has an asset that is recognized in the Plan of Conservation and Development it is an airport; that is unique and historic to the Town of Plymouth; that as long as it is economically viable it not be lost and that it be recognized as a part of the subdivision; and briefly elaborated.

Todd Clark stated he will provide Margus Laan/Planning and Zoning Commission with a conservation easement draft.

Planning and Zoning Commission Chairman George Castle stated that he agrees with Margus Laan in that the Commission should consider continuing the Public Hearing and let Margus Laan do his due diligence; a brief discussion followed.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Margus Laan stated the units are designed for a four-bedroom septic system.

When questioned by Planning and Zoning Commissioner Connie Kapralos, Margus Laan stated there is no Town water; the units will all have wells.

Planning and Zoning Commissioner Jim Klaneski made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to continue the Public Hearing for Application of Todd Clark, Clark Land Surveying LLC, on behalf of property owner NFORTY1 LLC for 9 Lot Subdivision of Property known as 173 Mount Tobe Road, Assessor Parcel Number 093-110-004 in Residence R-40 District. This motion was approved unanimously.

Planning and Zoning Jim Klaneski made a motion, seconded by Planning and Zoning Commissioner Michael Gutowski, to close the Public Hearing for Application of Todd Clark, Clark Land Surveying LLC, on behalf of property owner NFORTY1 LLC for 9 Lot Subdivision of Property known as 173 Mount Tobe Road, Assessor Parcel Number 093-110-004 in Residence R-40 District. This motion was approved unanimously.

**REGULAR MEETING: PUBLIC COMMENT; NEW & RETURNING BUSINESS;
DELIBERATION & DECISION ON NEW & RETURNING BUSINESS; OTHER
BUSINESS, ANNOUNCEMENTS & COMMISSION & STAFF DISCUSSION**

Public Comment: Requested limit of no more than 3 minutes in duration. Note: public comment is for non-agenda topics only. For items listed on the evening's agenda, comments need to be made during the period when the item is discussed for inclusion in the item's record

No report.

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**Review, deliberate and motion & vote to approve, to amend or to reject the minutes of
October 23, 2025 Regular Meeting**

Planning and Zoning Commissioner made a motion, seconded by Planning and Zoning Commissioner Gary Gallagher, to approve the Planning and Zoning October 23, 2025, Regular Minutes as presented. This motion was approved unanimously.

Deliberation & Decision on Public Hearing Applications:

Application of Jillian Judd, Esq., Pilicy & Ryan, P.C., on behalf of property owner Leonora, L.L.C., for Special Permit / Site Plan for four dwelling units on second floor per Section 4.B. Table of General Use Regulations, “Residential Apartments on Upper Floors of Commercial Buildings” at 27 Main Street / Assessor Parcel Number 042-096-005A in C-1 General Commercial District

Planning and Zoning Commissioner Michael Gutowski made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to approve the Application of Jillian Judd, Esq., Pilicy & Ryan, P.C., on behalf of property owner Leonora, L.L.C., for Special Permit, Site Plan for four dwelling units on second floor per Section 4.B. Table of General Use Regulations, “Residential Apartments on Upper Floors of Commercial Buildings” at 27 Main Street, Assessor Parcel Number 042-096-005A in C-1 General Commercial District, with the stipulation of meeting the requirements for handicapped parking, as well as upgraded properly paved parking. This motion was approved unanimously.

Application of Todd Clark, Clark Land Surveying LLC, on behalf of property owner NFORTY1 LLC for 9 Lot Subdivision of Property known as 173 Mount Tobe Road / Assessor Parcel Number 093-110-004 in Residence R-40 District

Margus Laan noted the Planning and Zoning Commissioners would not be able to make a decision on the Application of Todd Clark, Clark Land Surveying LLC, on behalf of property owner NFORTY1 LLC for 9 Lot Subdivision of Property known as 173 Mount Tobe Road / Assessor Parcel Number 093-110-004 in Residence R-40 District because of their previously approved motion to continue the Application.

Site Plan Application of Timothy Quinn Sr. Quinn Family Realty LLC for 265 Main Street /Assessor Parcel Number 039-074-001 for expansion of garage bays, 237 square feet; builder: Mark H. Sekorski; engineer: Robert Green Associates LLC

Presentation & Discussion

Mark Sekorski stated the building was built in the late 1920’s and the bays are not made for today’s Sport Utility Vehicles and the foundation by the bays is not good.

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Site Plan Application of Timothy Quinn Sr. Quinn Family Realty Cont'd.

Mark Sekorski stated the owner would like to bring the bays out six feet, which will allow him to put a cross wall, and then he can then truss the building and replace the roof making it structurally sound. He further stated this will add 237 square feet to the building. Mark Sekorski stated all of permits for this property, including the dealer license repair license, etc., are up to date. Mark Sekorski stated the doors will look the same but will be new; a brief discussion followed.

Deliberation & Decision

When questioned by Planning and Zoning Commissioner Gary Gallagher, Timothy Quinn, Sr., stated the building was empty and was just being used for some storage.

Carl Johnson stated he felt it was a good idea, noting it doesn't affect anything and the building has been in this location for a long time.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Mark Sekorski stated nothing was being done to the building itself at this time, noting there may be some new signage down the road.

Margus Laan stated the building is within 100 feet of the Pequabuck River, noting he had spoken to the Inland-Wetlands Agent, who will be reviewing it. Margus Laan stated the FEMA flood maps were confusing, noting the map makes the river 100 feet to the west, noting he had provided copies of the maps to the Commissioners.

Planning and Zoning Commission Chairman George Castles stated this building had been grandfathered in.

When questioned by Planning and Zoning Commissioner Michael Gutowski, Margus Laan stated he was in favor of approving the Application.

Planning and Zoning Commissioner Michael Gutowski made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to approve the Site Plan Application of Timothy Quinn Sr. Quinn Family Realty LLC for 265 Main Street, Assessor Parcel Number 039-074-001, for expansion of garage bays, 237 square feet; Builder: Mark H. Sekorski; Engineer: Robert Green Associates LLC, as presented. This motion was approved unanimously.

Discussion Item: Proposed change to Rear Building at 168 Main Street / Assessor Parcel Number 040-055-012; modify floor plans & elevations for bathrooms; property owner: Jeff Dyer & Chris Vornkahl, Main Street 168 LLC

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Proposed change to Rear Building at 168 Main Street Cont'd.

Jeff Dyer, Property Owner with Chris Vornkahl, stated they had previously received Building Permits and had begun framing the rear unit. He further stated in their original design they had called out for a full bathroom on the first floor however now that it is framed, they are seeking approval to amend their floor plans and would like to have a full bathroom upstairs and a half bathroom downstairs. Jeff Dyer stated in order to do that they would want to add an approximate nine foot dormer behind the main house to get the head room for the shower and not waste space. He further stated it would not be visible from the road. Jeff Dyer stated the footprint would remain the same. Jeff Dyer stated they may be adding a window or a skylight, as well.

Margus Laan stated for this request to be visible a person would have to cross the street and look up, so it is not noticeable, and this would be a practical matter.

When questioned by Planning and Zoning Commission Chairman, Margus Laan stated Clarence Atkinson, Building Inspector, would not have an issue with this request, noting this approval would be up to the Planning and Zoning Commission; a brief discussion followed.

Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Michael Gutowski, to approve the proposed change to Rear Building at 168 Main Street/Assessor Parcel Number 040-055-012; modify floor plans & elevations for bathrooms; property owner: Jeff Dyer & Chris Vornkahl, Main Street 168 LLC. This motion was approved unanimously.

Discussion Item: Electric Meter placement at Prospect Street School, 12 Prospect Street/ Assessor Parcel Number 040-053-034

Margus Laan stated he had conversation with the Prospect Street School Project Manager and was informed they were given two options for the location of the electric meters. He further stated they had to be installed on the side of the building which would block the egress windows of the apartments or in the front, so they went with the lesser of the awful options. Margus Laan stated Ryan Geddes had explained in an email the discussions he had with Eversource and provided a drawing of the placement options on the north, south and west sides of the building. Margus Laan provided the first floor plan of the old school building that is closest to the street that shows the windows and the apartments placement.

Planning and Zoning Commissioner Jim Klaneski stated the windows had been bricked up, noting there was plenty of room on the north side for the panels.

Margus Laan stated he thinks the bricks will be removed.

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Electric Meter Placement at Prospect Street School Cont'd.

Planning and Zoning Commissioner Connie Kapralos stated she felt the current placement of the meters detracts from the historic value of the property.

Planning and Zoning Commissioner Jim Klaneski stated he probably doesn't want to change it now because he's already spent the money to put them in the front.

Gary Gallagher stated he feels the meters were put in the wrong place; he could put them on the north side.

Sue Murawski stated he could put them on the north side unless he plans on putting windows there.

Referencing Zoning Regulations, Article 6, Section O, Historical Structures, Planning and Zoning Commission Chairman George Castle read the following into the record: "No alterations of the exterior from that shown in the architectural plans or additions that result in an increase in floor area will be permitted unless and re-application for a special permit and site review is made."

Planning and Zoning Commissioner Jim Klaneski stated the Regulations were in place prior to property purchase and Ryan Geddes and/or his Engineer, had the responsibility of reading them. He further stated it is not that the Commission disagrees with his choice, it's because there is a regulation in place so it will have to be moved.

Margus Laan stated that he will write Ryan Geddes a letter regarding the Zoning Regulations and moving the electric meters. He further stated at the request of the Planning and Zoning Commission, he will copy the Town Attorney on the correspondence.

Planning and Zoning Commissioner Gary Gallagher stated he needs to put the meters on the side of the building.

When questioned by Planning and Zoning Commissioner Connie Kapralos, Margus Laan stated Building Regulations govern basement apartments.

Planning and Zoning Commissioner Michael Gutowski stated that as long as there is an egress for the Fire Department basement apartments are allowable.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Planning and Zoning Commissioner Connie Kapralos stated there will be four basement apartments in the school; a brief discussion followed.

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270 Preston Road Discussion

Planning and Zoning Commission Chairman George Castle stated the Mayor had received correspondence on November 12th regarding the Solar Application for 270 Preston Road, noting the application that had been withdrawn has been bumped up to a project that will be going before the Connecticut Siting Council for consideration. He further stated the Siting Council's decision outweighs the Town's decision(s) and can overrule it; a brief discussion followed.

Margus Laan stated the Town Attorney also had a copy of the correspondence and noted the Moratorium has no weight over the Connecticut Siting Council and briefly elaborated.

Planning and Zoning Commissioner Connie Kapralos stated the town of East Windsor is stuck with a solar mess because the Connecticut Siting Council did not do their job correctly.

Margus Laan stated that when the time comes, the Town will put in its concerns and make the proper arguments because they came in with a project that had to be significantly changed, noting they knew what they were doing.

Planning and Zoning Commissioner Michael Gutowski stated the Commission had presented a letter from the Fire Department stating they would not go in to fight a solar field fire, noting where he comes from that should be number one.

Planning and Zoning Commissioner Sue Murawski stated her concern regarding fire would be the solar field is so close to the neighboring houses.

Planning and Zoning Commissioner Connie Kapralos stated the neighborhood already had a drainage problem before a shovel even hit the ground. She further stated she would be very concerned about the contamination issue should a fire occur.

Margus Laan recommended the Commission utilize the Consultant money that is in the budget for the purpose of making an argument to the Connecticut Siting Council.

When questioned by Planning and Zoning Commissioner Connie Kapalos, Margus Laan stated the Town could hire the Engineer back that they previously had who was opposed to the proposed Solar Field at 270 Preston Road.

Planning and Zoning Commissioner Connie Kapralos stated that part of the Planning and Zoning Commission's charge is to protect the existing homeowners in the area of the proposed Solar Field.

Planning and Zoning Commissioner Gary Gallagher noted that all the neighbors had shown up to the meetings concerning the proposed Solar Field.

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Electric Meter Placement at Prospect Street School Cont'd.

Margus Laan stated the homeowners in question can also contact the Connecticut Siting Council regarding the new proposal. He further stated as soon as the proposal is posted on the Connecticut Siting Council's website, he will make the Commission aware and keep them updated.

Planning and Zoning Commissioner Michael Gutowski stated putting the Solar Field near anyone's house is the wrong thing to do.

Margus Laan stated it is extremely important to create the record, noting he is unsure how much time the Department of Environmental and Energy Protection puts into these projects.

Commission Discussion, Staff Discussion & Other Items before the Commission

No report.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Jim Klaneski made a motion, seconded by Planning and Zoning Commissioner Michael Gutowski, to adjourn at 8:38 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary