CONSERVATION COMMISSION/
INLAND WETLAND AGENCY
Regular Meeting Agenda
June 15, 2023
6:30 PM

Place: Watertown Town Hall, Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

1. Call Meeting to Order
2. Roll Call
3. Public Participation
4. Action on Minutes
   A. Regular Meeting May 11, 2023
5. Pending Applications

A. Application #2023-3 of Dritan Shabani for construction of a shed and play area within upland review area at 8 Highmeadow Road, Watertown.

If a public hearing is not held then a decision is required by June 17, 2023.

B. Application #2023-4 of John Nygren, Jr. for construction of a new driveway within a regulated area for a future barn located at 0 Sunnyside Avenue behind 567 Sunnyside Avenue, Oakville, CT.

If a public hearing is not held then a decision is required by June 17, 2023.

C. Application #2023-5 of Juan Carlos Correlo for removal of trees and installation of a fence within a regulated area at 1267 Northfield Road, Watertown.

If a public hearing is not held then a decision is required by June 17, 2023.

D. Application #2023-7 of Aptar Group for advancement of 8 soil borings and 3 monitoring wells within a regulated area at Philson Inc. property located at 1456 Main Street, Watertown.

If a public hearing is not held then a decision is required by July 15, 2023.

6. New Applications

A. Application #2023-8 of Teresa Finaldi for construction of a new single-family home, driveway and onsite septic and drainage systems within a regulated area on Lot 13 Artillery Road, Watertown, CT.

If a public hearing is not held then a decision is required by August 19, 2023.

7. Old Business

A. Notice of Violation issued to the owner of 30 Jericho Road, Watertown.

B. Discussion on Application Review Process by the Agency

C. Discussion on CCIWA Application Fees.

D. Notice of Violation issued to the owner of 1267 Northfield Road, Watertown.
8. New Business
   None

9. Communications and Bills
   A. Recreation Department Letter dated May 23, 2023 concerning maintenance at Sylvan Lake Park.
   B. Dariene Everitt-Jacovino Second Letter dated May 26, 2023 concerning fallen tree at Everitt Lane.

10. Reports from Officers and Committees
    A. Chairperson's Report
    B. Report from Wetland Regulations Review Subcommittee

11. Reports from Staff
    None

12. Public Participation

13. Adjournment
Hi, my plan is to clean the reviewed area, move the fence back, and use the fill from the pool in the reviewed area, plant grass and a future shed. See the attached map.

Sent from my iPhone
[CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]
Conservation Commission/Inland Wetland Agency,
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: 2023-8
Property Location: Lot 13, Flintlock Road, Watertown

For Commission Use Only

Application Fee: $125.00
Date of Receipt by the Land Use Office: 6-15-2023
Date of Receipt by Agency: 6-15-2023
Date of "Significant Activity" Determination: 6-15-2023
Significant Activity Fee Paid: 
Date of Public Hearing (if applicable): 
Action by Agency: 
Bond Requirement: 
Permit Expiration Date: 
Permit Inflation Date: 

INSTRUCTION

All applicants must complete Section I of this application form for preliminary review. If the Agency determines that the activity described herein constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section I, the applicant may submit any other supporting documents or facts which may assist the Commission in its evaluation of this proposal. Incomplete applications will be rejected by the Commission.
1. **Name of Applicant:** Teresa Finaldi
   **Home Address:** 1337 Reservoir Rd, Watertown, East ct, MA 06795
   **Business Address:** N/A
   **Home Telephone:** 203-796-6555 Mobile
   **Business Telephone:** N/A Mobile
   **E-Mail:** teresa_finaldi@comcast.net

2. **Applicant's Interest in Land:**
   ( ) Owner ( ) Lessee ( ) Contract Purchase ( ) Other – Please Describe

3. **Name of Property Owner:** Teresa Finaldi
   **Home Address:** 1337 Reservoir Rd, East ct, MA
   **Business Address:** N/A
   **Home Telephone:** 203-796-6555 Mobile
   **Business Telephone:** N/A Mobile
   **E-Mail:** teresa_finaldi@comcast.net

4. **Name of Authorizing Agent:** Brian Young, Fuller Building Co LLC
   **Business Address:** 6.5 Landing Circle, Suffield, CT 06078
   **Telephone:** 860-295-8857 Mobile
   **E-Mail:** brian_young@cox.net

5. **Property owner's consent to the activities proposed in this application:**
   **Date:** 6/3/2013
   **Witnessed by:**
   **Date:** 6/3/2013

6. **Geographical Location of subject property:**
   Lot 13 Flintlock Rd. Watertown

   **A.** Attach a vicinity map prepared at a scale of one inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Island Wetlands and Water Courses Map, Town of Watertown, Connecticut.

   See Attached
B. Is the property located further than 500 feet from any adjoining town or city boundary? (Circle one): [Yes] [No]

If no, identify which of these municipalities is located within 500 feet of the site:

( ) Bethlehem ( ) Middlebury ( ) Morris ( ) Thomaston ( ) Waterbury ( ) Woodbury

7. Purpose and Description of the Proposed Activities, Use or Operation:

A. List below or attach a narrative describing all aspects of the proposal including any computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses.

- Construct New Home & Garage & Breezeway
- Area of Wetlands 0.014 a.
- Wetlands Disturbed: 0
- Fill Placed in Wetlands: 0
- Area Disturbed in 100' Upland area: 0.014
- Fill for site grading: 0
- Closest Distance to Wetlands: 10'
- See Attached Soil Scientist Report
TO: Robert Green Associates, LLC
8 Old Waterbury Road
Terryville, CT 06786

SSES Job No: 2012-143-CT-WTT-1
Client Job No:
Site Inspection Date: August 9, 2012

PROJECT TITLE AND LOCATION: Lot 13, corner of Artillery and Flintlock Roads, Watertown, CT

IDENTIFICATION OF WETLANDS AND WATERCOURSES RESOURCES
WETLANDS AND WATERCOURSES PRESENT ON PROPERTY: Yes XX No _____
Wetlands: Inland Wetlands XX Watercourses: Streams
Tidal Wetlands Waterbodies

VEGETATION COMMUNITIES PRESENT IN WETLANDS
Forest XX Sapling/Shrub_____ Wet Meadow _____ Marsh _____ Field/Lawn _____

SOIL MOISTURE CONDITION
Dry _____
Moist XX
Wet _____

WINTER CONDITIONS
Frost Depth: _____ inches
Snow Depth: _____ inches

The classification system of the National Cooperative Soil Survey, USDA, Natural Resources Conservation Service and the State Soil Legend were used in this investigation. The investigation was conducted by the undersigned Registered Soil Scientist. A sketch map showing wetland boundaries and the numbering sequence of wetland markers, watercourses and soil types in both wetland and non-wetland are included with this report. After the wetland boundary and watercourse flags have been located/plotted by the surveyor, it is recommended that a copy of the survey map be sent to our firm for review. All wetland boundary lines established by the undersigned Registered Soil Scientist are subject to change until officially adopted by local, state or federal regulatory agencies.

Respectfully Submitted by
SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

[Signatures]

Thomas W. Pietras
Registered Professional Soil Scientist
Professional Wetland Scientist

Scott D. Stevens
Registered Soil Scientist
WETLANDS/WATERCOURSES AND SOIL REPORT

PROJECT TITLE AND LOCATION: Lot 13 (± 1.2 acres), corner of Artillery and Flintlock Roads, Watertown, CT.

NUMBERING SEQUENCE OF WETLAND BOUNDARY LINE MARKERS:
1 - 7

SOILS SECTION:
Soil Legend: State Soil Number/County Soil Symbol, Soil Series Name, Taxonomic Class & Brief Description.

WETLAND SOILS

4 Leicester fine sandy loam (Aeric Endoaquepts) - This is a deep, poorly drained, friable, coarse-loamy textured, glacial till soil. The till was derived from schist, gneiss and granite. Leicester soils occur on glaciated plains, hills and ridges.

NON-WETLAND SOILS

50 Sutton fine sandy loam (Aquic Dystrudepts) - This is a deep, moderately well drained, friable, coarse-loamy textured, glacial till soil derived from schist, gneiss and granite. Sutton soils occur on glaciated plains, hills and ridges.

73 Charlton-Chatfield complex (Typic Dystrudepts) - These are deep and moderately deep, well drained, friable, coarse-loamy textured, glacial till soils derived from schist, gneiss and granite. Depth to bedrock ranges from 20 inches to over 6 feet. About 50% of the soils in this complex are greater than 5 feet to bedrock. Charlton-Chatfield soils occur on glaciated plains, hills and ridges.
B. List below or attach a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the permit requested herein. Also, attach drawings or diagrams which show the alternatives considered.

C. Attach a site development plan showing existing and proposed conditions in relation to wetlands and watercourses.

   See Attached Site Plan

D. Steps taken to avoid wetlands, watercourses and upland review area

   No activity in Wetland.

   Take care not to disturb area or upland.

   Area not suitable.

E. Steps taken to minimize impacts to wetlands, watercourses and upland review area

   House placement to appear limited
F. Steps taken to mitigate impacts to wetlands, watercourses and upland review area

G. Describe soil types and existing vegetations of the site

See Soil Scatnent Report

H. Describe proposed erosion and sediment control plan using 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (Chapter Page)

See Site Plan

A. Provide the names and addresses of all property owners whose land abuts, or are located directly across the street from the property which is the subject of this application.

1. Lori Scaggin, et al 233 Wyllong Rd
2. Jeffrey Boignys, et al 202 Windward St
3. Geral Y White, 105 Windock Rd
4. Richard Distras, et al 525 Hamilton Ave
9. The applicant shall certify the following information by circling the appropriate word(s):

A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site

B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality

C. Water run-off from the improved site (will/will not) impact streets or other municipal or private property within another municipality

10. Complete the following section if the purpose of this application is to transfer, amend/modify a previously issued permit:

A. Name of current permittee:

B. Agency number of existing permit:

C. Initiation date of existing permit:

D. Expiration date of existing permit:

E. State the reason why a transfer of permit is being sought or the authorized activities should be amended or modified.

F. Describe any changes in facts or circumstances involved with, or affecting wetlands or watercourses, or the property for which the permit was issued.

12. The undersigned hereby consents to necessary and proper inspections of the above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.

Signature of Property Owner: __________________________ Date: 6/5/2023

13. The undersigned swears that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.

Signature of Applicant: __________________________ Date: 6/5/2023
SITE WALK/FIELD INSPECTION REQUIREMENTS

Dear Applicant/Applicant Representative:

Please be advised that pursuant to Section 7 Article VII of the By-laws of Conservation Commission/Inland Wetland Agency of Town of Watertown (the Agency) when the Agency determines that a field inspection/site walk is appropriate, the Agency will set a time and place at the convenience of its members to gain on site knowledge of the proposed activities. The applicant or his agent/representative, the design engineer and the Soil Scientist who delineated and flagged the wetlands/watersheds shall be present and the following shall be provided:

1. Adequate and safe access to the property

2. All wetlands and watercourses (permanent and intermittent) on the site shall be delineated and flagged by a certified Soil Scientist, Soil Scientist report shall be submitted with the application.

3. All building locations, septic system locations and other regulated activities shall be marked on the site.

4. A copy of the proposed Site Plan shall be available on the site during the site walk/field inspection.

No testimony may be taken on the site walk/field inspection by the Commission.

Signature of Applicant: ___________________________ Date: 6/5/2023

Signature of Property Owner: ______________________ Date: 6/5/2023
Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 for:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 78 Elm Street, 3rd Floor, Hartford, CT 06106
Incompletes or incoherent forms will be mailed back to the Inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

DATE ACTION WAS TAKEN: year: ________ month: ________
ACTION TAKEN (see instructions, only use one code): ________
WAS A PUBLIC HEARING HELD (check one)? yes [ ] no [ ]
NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) ________ (signature) ________

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

PURPOSE FOR WHICH THE ACTION IS OCCURRING (print name): Water/ ________
Was the project site municipal boundary? yes [ ] no [ ]
If so, include other towns in which the action is occurring (print name): ________
LOCATION (see instructions for information): USGS quad name: Waterbury ________
Stream number: 64 ________
Drainage basin number: C912 ________
NAME OF APPLICANT, VOTER, OR PETITIONER (print name): Finkloch, Artillery ________
MAIL ADDRESS/LOCATION OF PROJECT SITE (print information): ________
ACTIVITY (see instructions, only use one code): A ________
ACTIVITY (see instructions, only use one code): ________
PLANNED AND ALTERED (if applicable) (print major water bodies affected): 0.71 acre ________
RES: OF WETLANDS / WILDLIFE HABITAT IMPACT: ________ (signature) ________

E RECEIVED: ________

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP: ________

C COMPLETIONS: YES [ ] NO [ ]
FORM CORRECTED / COMPLETED: YES [ ] NO [ ]
AFFIDAVIT

I, Teresa Finaly of, East Otho, MA, hereby depose and say:

1. That I am over the age of 18 and believe in the obligation of an oath;

2. That I am the Owner of Lot 13 Flinlock Rd, Waterbury, CT

3. That I have an application pending before the Conservation Commission/Inland Wetlands Agency which is subject to Section 9-A.A. to 9-A.D. of the Waterbury Inland Wetlands and Watercourses Regulations concerning the posting of public hearing notice;

4. That I have fully complied with the regulations concerning posting of public hearing notice.

Subscribed and sworn to before me, this 5th day of June, 2023.

[Signature]

Commissioner of the Superior Court
Notary Public
My Commission Expires: 05/16/23
The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2018.

Information on the Property Records for the Municipality of Watertown was last updated on 6/8/2023.

Property Summary Information

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<tr>
<th>Parcel Data And Values</th>
<th>Building</th>
<th>Sales</th>
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Value Information

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<th>Appraised Value</th>
<th>Assessed Value</th>
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<tbody>
<tr>
<td>Land 75,000</td>
<td>52,400</td>
</tr>
<tr>
<td>Buildings 0</td>
<td>0</td>
</tr>
</tbody>
</table>
Appraised Value | Assessed Value
---|---
Detached Outbuildings | 0 | 0
Total | 75,000 | 52,400

Owner's Information

Owner's Data
FINALDI TERESA A
1237 RESERVOIR RD
EAST OTIS, MA 01029
To: Moosa Rafey, Assistant Administrator for Land Use and Building Services/WEO

From: Paul Bunевич, Town Engineer

Date: June 8, 2023

Subject: Lot 13
Flintlock and Artillery Roads
Watertown, CT

I have reviewed the Site Plan, Notes and Details (2 sheets total) Prepared for Teresa Finaldi, Flintlock Road and Artillery Road, Watertown, Connecticut, Scale 1” = 20’ dated March 29, 2023 as revised to April 17, 2023, by Robert Green Associates L.L.C. for the above referenced project. I have the following comments for your consideration:

1) The Drainage Calculations for the house in-ground infiltrator system on Sheet 2 appear to be sized for the first inch of runoff (the “first flush” as defined in the 2004 Connecticut Stormwater Quality Manual). The system should infiltrate the computed increase in runoff for the impervious area from the 25 year, 24 hour storm. Based on Shallow Test Pit ‘D’, the bottom of the system must be twelve inches above the compact silt layer revealed at the depth of 32 inches.
2) Specify modified riprap for foundation drain splash pad stone.
3) Show high level overflow from infiltrator system directed to foundation drain splash pad.

The Plan is subject to review by Robert Smith of the Torrington Area Health District, but I believe the separating distances between the infiltrator system and the house drains to the septic system meet the Public Health Code minimum standards. If you have any questions please contact me.
TO:            Moosa Rafey, Assistant Zoning Enforcement & Wetlands Officer
FROM:         Lisa L. Carew
Date: May 23, 2023
RE:            Sylvan Lake Park Maintenance

It is anticipated that we will reopen Sylvan Lake Park the third or fourth week of June, once the school children are on summer break.

As per our conversation, the Town will be doing maintenance at Sylvan Lake Park in preparation for the upcoming swimming season.

- We plan to lower the water level by a maximum of one to two feet to access areas currently under water to affect repairs and partial removal of the existing fishing pier. The drain gates will also be tested.
- The lifeguard shed that was destroyed late last summer by a falling tree limb will be replaced by a new unit that will be installed.

Thank you again for your time and concern.

CC: Mark Raimo, Town Manager
    Jerry Lukowski, Public Works Director
    John Buono, Parks Dept. Foreman
    Watertown Parks & Recreation Commissioner file

LLC/ks
May 26, 2023

Town of Watertown
Conservation Commission/Inland Wetland Agency
61 Echo Lake Road
Watertown, CT 06795

To Whom It May Concern,

I appreciate having my letter dated April 23rd, 2023 read at the Thursday, May 11th, 2023 Inland Wetland meeting and the opportunity clarify my concerns. On Monday, May 15th, 2023 members of the commission came to the property to look for themselves at exactly what I was referring to.

At this point I am still waiting for a written response to the questions I placed back in April. My personal take after both meetings is as follows:

1. Why have an Inland Wetland Committee if one person unilaterally and negligently acts on behalf of the entire uninformed group? It was explained to me that Mr. Moos Rafey has complete authority to make unilateral decisions due to the fact that the committee is made up of volunteers. At any given time an event arises and needs to be addressed, other committee members are not available, as was the case of April 10th 2023. I still question Mr. Rafey’s judgement in this case, after sitting for 2 plus years, the tree removal was not an emergency. That on the spot approval led to the manipulation of the watercourse by EPM Development on the following day. Mr. Rafey gave an inch, unnecessarily, and EPM took a mile. There was plenty of time to follow proper procedure and submit an application for the committee to review as a group.

2. Who will be responsible for any possible future watercourse issues, should they arise, The Town of Watertown as the Inland Wetland Agency allowed the disturbance to take place with no due diligence on the part of the commission? John Everett? As there was never an application filed by EPM Development, a thorough evaluation and review was not possible. Thanks to the blanket, VERBAL, permit granted by Mr. Rafey there is nothing at all in writing, no drawings etc.

3. Why are rules applied to some residents and for others these same rules are treated as mere suggestions? No good reasonable explanation has been given. Numerous residences are following the posted protocols of completing the 23 page, notarized application including drawings, photos and paying fees due. In meetings, after site visits, I’ve heard the committee request revised drawings and documents clarifying project specifics as “verbal conversations”
can’t be recalled 2 years down the road if need be”, delaying projects months before the commission grants reviewed approvals. In the case of EPM Development/542 Davis Street none of this due diligence was done or enforced. EPM Development’s lucky day potentially becomes Everitt Lane’s problem should watercourse issues arise.

On more than one occasion I’ve heard commission member’s state that this situation stems from hostilities between John Everitt and Eric Martlewicz over the 3 family project as a whole. I was told that the site visit was “a courtesy as the board members were not required” to come. “EPM Development did you a favor by removing the tree, it looks so much better”. “We are only volunteers”. “Things shouldn’t have happened this way but now that they have, there’s nothing we can do about it”. On numerous occasions, during the site visit, Mr. Rafey interrupted fellow commissioners from answering questions I asked of them directly and cut off my conversations more than once.

My concern is the future structural integrity of Everitt Lane should water coming through Waddles Brook tributary and/or off the slopes of 542 Davis St cause unnecessary and preventable damage to the bridge area. The Davis St entrance is the only throughway to Everitt Lane. My worries are legitimate, worthy of review, documentation and someone taking accountability for the outcome of the short sighted approval of Mr. Rafey.

How pretty the location is has nothing to do with the function of the wetlands areas. You are all aware that “Wetlands function as natural sponges that trap and slowly release surface water, rain, snowmelt, groundwater and flood waters. Trees, root mats and other wetland vegetation also slow the speed of flood waters and distribute them more slowly. This combined water storage and braking action lowers flood heights and reduces erosion. Downstream wetland areas are particularly valuable, counteracting the greatly increased rate and volume of surface-water runoff. The holding capacity of wetlands helps control flooding and soil erosion”. Why are Wetlands important? | US EPA

Mr. Rafey permitted EPM Development to not only trample the wetlands area but to also alter the natural flow patterns of the area by disturbing the area and building a stone directing the water flow toward the bridge.

The Conservation Commission/Inland Wetland Agency was contacted on April 10th 2023 when this chain of events began. Mr. Rafey had no problem with issuing a verbal permit. It’s now time for Mr. Rafey and the commission to take responsibility and accountability for what was allowed to happen by documenting that the area is sound for its intended natural purpose. If it is not, then EPM Development or The Town of Watertown should have to make whatever corrections the Commission deems necessary.

Regards,

Darlene Everitt-Jacovino
4 Everitt Lane
Oakville, CT 06779
860-483-1311
June 12, 13, 14, 19, 20, 21, 26, 27, 28, July 5, 11, 12, 17, 24, 25, 26.

All are currently free at 5:00

Paul R. Jessell

27 Slenon Company Drive,
Suite 300W
Watertown, CT 06795
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www.sssattorneys.com

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Per our conversation yesterday, I know you said Thursday's are not good for you to have a regulation subcommittee meeting. Please let me know when you want to meet.

Thanks,
Roseann