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Sheila M Bailey

ENFIELD PLANNING AND ZONING COMMISSION
LIVE REGULAR MEETING

MINUTES

Thursday, January 12, 2023 – 7:00 p.m.

ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

Call to Order & Pledge of Allegiance

Roll Call

Commissioner Petronella took the roll and present were Commissioners Lewis Fiore, Virginia Higley, Linda DeGray, John Petronella, Kenneth Hilinski, Kiran Majmudar and Alternate Commissioners Christian D'Antonio and Nicles Lefakis. Absent was Commissioner Francis Alaimo and Alternate Commissioner Vinnie Grillo.

Chairman Fiore seated Alternate Commissioner Lefakis for Commissioner Alaimo.

Also present were Laurie Whitten, Director of Planning, Matt Davis, Assistant Planner, and Rebecca Jones, Recording Secretary

Approval of Minutes

- a. October 27, 2022 – Regular Meeting

Town staff noted a change in the language in reference to the property located at 92 North Main Street.

Motion to approve the October 27, 2022 regular meeting minutes as amended made by Commissioner Higley; seconded by Commissioner DeGray and approved by 7-0-0 vote.

- b. December 15, 2022

Motion to accept the December 15, 2022 regular meeting minutes made by Commissioner Higley; seconded by Commissioner DeGray and approved by 7-0-0 vote.

Town Attorney Report

Commissioners are in receipt of a new report as of December 28, 2022.

Public Participation

Ann Marie Galdenzi, 1332 Enfield Street requested clarification from the Commission as to when the public comment will be for the proposed POCD.

Bond Release(s)

- a. **PH# 2781 – Mayfield Place, LLC – 370 N. Maple St** – site restoration bonds

Motion to approve the release of site restoration bond for PH# 2781 – Mayfield Place, LLC – 370 North Maple Street made by Commissioner Higley; seconded by Commissioner Hilinski and approved by a roll call vote of 7-0-0.

Presentation – Draft Plan of Conservation and Development for acceptance

Ms. Whitten recommended that the draft POCD be accepted so it can go into the 65-day window for review. She laid out the remaining timeline for POCD acceptance with a date of March 23, 2023 set for the public hearing. Modifications can be made to the document up until the public hearing. Chairman Fiore noted that Town Council can also decide to hold an additional hearing should a majority deem it necessary.

Ms. Whitten introduced Don Poland who reviewed changes made since September. He noted that the most significant change was the sewer service area and sewer avoidance area, which is a statutory requirement. It aims to designate existing sewer service areas and sewer avoidance areas. An additional target investment area was added, which is the existing industrial park area.

Commissioner DeGray asked for clarification regarding the difference in the number of existing housing household units and total number of housing units. Mr. Poland will review data sets and report back. He also noted that there are discrepancies in the 2020 Census due to pandemic-related delays. Chairman Fiore noted he also did have to use Census data and it is not always accurate. Commissioner Hilinski proposed including a definition for workforce housing along with affordable housing. Mr. Poland explained that the glossary of terms is still being worked on. Commissioner Lefakis asked for clarification regarding the future sewer expansion area map. Chairman Fiore requested that Mr. Poland review the language regarding the rooftop installations and Green Bank program.

Chairman Fiore added that the Commission is statutorily required to address affordable housing in the POCD. Ms. Whitten read a portion of a document explaining this requirement and its specifics.

Motion to approve POCD made by Commissioner Majmudar; seconded by Commissioner Higley and approved by a roll call vote of 7-0-0.

New Public Hearings

- a. **PH# 3051 – 90E Elm St** – Application for construction of freestanding restaurant with drive-thru; Adam Caracci, Applicant; Enfield Square Realty, LLC + Enfield CH LLC + Enfield Nassim LLC, Owners; Map 43/Lot 28; BR Zone.

Secretary Petronella read the legal notice into the record. Applicant representatives were present for discussion. A brief history of Raising Kane's was shared along with their business model and menu. Current site conditions and proposed site plan were shared. Seasonal patio will be offered. Drive through operations were explained. The representative requested that the outdoor speaker use match the hours of operation.

Commissioner Higley confirmed that the drive through speakers will be used for ordering and the patio will have music until 10:00pm. Commissioner DeGray requested information about the storm basin. Mr. Davis noted that it is owned by the mall owner and it is going to route drainage to that area. Chairman Fiore confirmed with Town staff that all conditions have addressed. General Condition 2 does not include signage. Commissioner Hilinski asked about sound testing of the drive through. Different parking scenarios were discussed.

The hearing was opened to the public for discussion. No one spoke for or against the application.

Motion made to close the public hearing made by Commissioner DeGray, seconded by Commissioner Higley and approved by a 7-0-0 vote.

Motion made to approve the buffer modification with 4 site-specific conditions made by Commissioner Petronella, seconded by Commissioner DeGray and approved by a 7-0-0 vote.

Commissioner Higley confirmed that the hours of operations are as follows: Sunday through Thursday from 9:00am to 1:30am and Friday and Saturday from 9:00am to 3:30am for the drive through audio and 9:00am to 10:00pm on the patio audio.

Motion made to approve PH# 3051 with the buffer modification, 32 conditions as listed, and an amendment to site specific #7 made by Commissioner Petronella, seconded by Commissioner DeGray and approved by a roll call 7-0-0 vote.

- b. **PH# 3055 - 78 Park Avenue** –Application for construction of a new two-family home; Maiden Builders, LLC, Applicant; Lori + David Longhi, Owners; Map 39/Lot 4; R-33 Zone.

Motion to table PH# 3055 – 78 Park Avenue made by Commissioner Higley; seconded by Commissioner Hilinski and approved by a 7-0-0 vote.

Old Public Hearings

None.

New Business

- b. **SPR# 1906 – 37-39 Pearl St** – Application to open a café; Dairysol Stovall, Applicant: E & D Stovall, LLC, Owners; Map 24/Lot 79; TD-5 Zone.

Motion to table SPR# 1906 37-39 Pearl Street made by Commissioner Hilinski, seconded by Commissioner DeGray and approved by a 7-0-0 vote.

Old Business – Discussion on Traffic Impact Study

Each commissioner voted for their two preferred options. Chairman Fiore noted that this is not a vote on any future decision. A and B were the most popular and will be sent to CRCOG.

Other Business - Discussion on possible modifications to the Special Development District (SDD)

The commissioners decided to hold on this discussion until after the POCD is closer to accepted.

Enforcement Reports

Chairman Fiore requested that the Zoning Enforcement Officer share the spreadsheet of violations with the Commission.

Correspondence

None.

Commissioner's Correspondence

Chairman Fiore that the State has notified the Commission of a solar farm on Raffia Road. These do not require PZC approval and approved at the state level. Chairman Fiore reached out to Alternate Commissioner Grillo via phone, email and letter to find out his intent regarding his position on the Commission but has yet to hear back.

Director of Planning Report

POCD hearing will be March 23, 2023. No applications were received during the holiday season. There will be a new application from Liquore Sand and Gravel forthcoming.

Opportunities/Unresolved Issues

Receipt of applications

- a. **XSP# 22-29 – 1264 Enfield St** – Application for replacement sheds at Enfield High School; Town of Enfield, Applicant/Owner; Map 19/Lot 68; Zone R-33.

Adjournment

Motion to adjourn made by Commissioner Higley; seconded by Commissioner DeGray and approved by a vote of 7-0-0.

The meeting was adjourned at 8:33 PM.

Prepared by: Rebecca Jones

Respectfully Submitted,

John Petronella, Secretary