

ENFIELD PLANNING AND ZONING COMMISSION
LIVE MEETING
MINUTES
Thursday, January 13, 2022 – 7:00 p.m.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK
2022 JAN 18 AM 9:00
Sheila M Bailey

Call to Order & Pledge of Allegiance

Councilor-At-Large Bob Cressotti called the meeting to order at 7:00 PM.

Roll Call

Commissioner DeGray took the roll and present were Commissioners Lewis Fiore, Linda DeGray, Virginia Higley, John Petronella, Tony DiPace, Frank Alaimo, Kiran Majmudar and Alternate Commissioner Christian D'Antonio. Absent were Alternate Commissioners Nelson Correia and Vinnie Grillo.

Also present was Laurie Whitten, Director of Development Services (virtually) and Ben Winter, Assistant Town Planner.

Elections and Review of Bylaws

Motion: Commissioner Higley made a motion, seconded by Commissioner Alaimo, to nominate Commissioner Fiore for Chairman.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to close the nominations.

The motion to close nominations passed with an 8-0-0 vote.

Votes: 8-0-0

The motion to appoint Commissioner Fiore for Chairman passed with an 8-0-0 vote.

Votes: 8-0-0

Councilor Cressotti left the meeting.

Motion: Commissioner DeGray made a motion, seconded by Commissioner DiPace, to nominate Commissioner Higley for First Vice Chair.

Motion: Commissioner DeGray made a motion, seconded by Commissioner Majmudar, to close the nominations.

The motion to close nominations passed with an 8-0-0 vote.

Votes: 8-0-0

The motion to appoint Commissioner Higley for First Vice Chair passed with an 8-0-0 vote.

Votes: 8-0-0

Motion: Commissioner Higley made a motion, seconded by Commissioner Majmudar, to nominate Commissioner DeGray for Second Vice Chair.

Motion: Commissioner Higley made a motion, seconded by Commissioner Alaimo, to close the nominations.

The motion to close nominations passed with an 8-0-0 vote.

Votes: 8-0-0

The motion to appoint Commissioner DeGray for Second Vice Chair passed with an 8-0-0 vote.

Votes: 8-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner Majmudar, to nominate Commissioner DiPace for Secretary.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to close the nominations.

The motion to close nominations passed with an 8-0-0 vote.

Votes: 8-0-0

The motion to appoint Commissioner DiPace for Secretary passed with an 8-0-0 vote.

Votes: 8-0-0

Chairman Fiore asked Commissioner DiPace if he will be able to fulfill the role of Secretary remotely tonight, to which Commissioner DiPace replied that the Second Vice Chair should temporarily fill in for him tonight.

Chairman Fiore thanked the Commissioners for their support and stated that he is looking forward to working with them. He stated that he is always available if the Commissioners would like to get ahold of him.

Approval of Minutes

- December 9, 2021- Regular Meeting

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to approve the minutes of the December 9, 2021 Regular Meeting.

Commissioner DiPace recused himself from the rest of the meeting.

Chairman Fiore seated Alternate Commissioner D'Antonio.

Commissioner Alaimo pointed out that the Review of Bylaws came before the Approval of Minutes on the Agenda. Chairman Fiore thanked him for pointing this out and stated that they can do the Review of Bylaws first.

Chairman Fiore recommended that they table this for the next meeting so everyone can take their time and go home and read the bylaws.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to table the Review of Bylaws and discuss it at the next meeting.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

The motion to approve the minutes passed with a 5-0-0 vote with Commissioners Fiore and D'Antonio abstaining.

Votes: 5-0-0

Commissioner DeGray stated that if the Commissioners watch the meeting on television they do not have to abstain.

Town Attorney Report

Chairman Fiore stated that the Town Attorney is not present at the meeting tonight. Mr. Winter stated that there is a Special Meeting scheduled for 6:30 PM prior to the next Planning and Zoning meeting for the Town Attorney's Executive Session. Chairman Fiore asked which Town Attorney will be present for that, to which Mr. Winter replied that he believes it is supposed to be Maria.

Zoning Enforcement Report

Chairman Fiore asked if the new members can get a copy of the spreadsheet that was given to Commissioners at the last meeting. Mr. Winter stated that this will be made available at the next meeting.

Public Participation

Chairman Fiore asked three times if anyone in the public would like to speak regarding items not on the agenda; no one came forward.

Bond Release(s)

- a. 135 Freshwater Blvd.
- b. 53 Manning Rd.

Mr. Winter stated that the paperwork for both 135 Freshwater Boulevard and 53 Manning Road is in the packet and is for standard bond release. Chairman Fiore stated that the bonds for both properties are for erosion and sediment controls and not for landscape release, which Mr. Winter confirmed is correct.

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the release of the erosion and sediment control bond in the amount of \$7,500 for Project PH 2988.02 located at 135 Freshwater Boulevard.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner DeGray made a motion, seconded by Commissioner Petronella, to approve the release of the erosion and sediment control bond in the amount of \$3,000, the site restoration bond in the amount of \$24,300 and the landscape bond in the amount of \$9,970 for Project PH 2874 located at 53 Manning Road to KBRC Realty, LLC.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

New Public Hearings

- a. **PH# 3021** – 9 Overhill Road – Special Use Permit application for accessory apartment; Peter and Kim Martyn, Owner(s); Peter Martyn, Applicant; Map 54/Lot 33; R-33 Zone

Mr. Winter stated that the applicant came into the office at 3:45 PM today to request an extension in order to revise some things in their application to be heard at the next meeting on January 27, 2022.

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to table PH# 3021 until the next meeting on January 27, 2022.

Ms. Whitten asked if there is a request for the amount of time for the extension, to which Mr. Winter replied that it is until the next regular scheduled meeting. Ms. Whitten stated that they grant the extension for 30 days in case there is a snowstorm.

Commissioner DeGray amended her motion to table the request to extend opening PH# 3021 for 30 days. Commissioner Higley amended her second.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. **PH# 3022** – 21/23 Bailey Road – Special Use Permit application for construction and use of a two-family dwelling; Richard Zannoni, Owner/Applicant; Map 109/Lot 19&Lot 20; R-88 Zone

Commissioner DeGray took the roll and present were Commissioners Lewis Fiore, Linda DeGray, Virginia Higley, John Petronella, Frank Alaimo, Kiran Majmudar and Alternate Commissioner Christian D'Antonio. Absent were Commissioners Tony DiPace, Nelson Correia and Vinnie Grillo.

Rick Zannoni addressed the Commission, stating that the building has exceeded its service life at this point. He stated that it does not make sense for them to rebuild in the existing foundation due to the location of the house to the road, so they have elected to build an entirely new two-family home with a new septic system for the current tenants. Mr. Zannoni stated that they want to leave

the property in better shape than it was when they got it and they would like to do this project for their tenants as well as the neighborhood.

Commissioner DeGray asked what the Health Department said about the new septic system, as she did not see any comments. Mr. Winter stated that they have an approved B100 and the Health Department had no comments when the Staff Report was written.

Commissioner Higley asked when the existing two-family will be demolished, to which Mr. Zannoni replied that it will be demolished once they get the CO for the new residence. Commissioner Higley asked if he would mind having this as a condition of approval. Mr. Zannoni stated that he would have no problem with this as long as they are given a couple of weeks for the residents to move.

Commissioner Petronella asked if the current building is a three-unit dwelling as stated in the writeup, to which Mr. Zannoni replied that it is and they will be building a two-family in its place. Mr. Zannoni stated that he had lived in the third unit for many years and now live in Massachusetts so there are only two tenants there, making a two-unit building a better fit.

Chairman Fiore stated that he visited the property and asked where the new building will be located. Mr. Zannoni replied that from the street the new building will be behind and to the right, behind the existing shed.

Chairman Fiore asked twice if anyone in the public would like to speak; no one came forward.

Motion: Commissioner Alaimo made a motion, seconded by Commissioner Higley, to close the Public Hearing.

Mr. Winter stated that the lots will have to be merged prior to construction as the new proposed structure is currently over the lot line. Commissioner Alaimo asked if the merger of the two parcels will come before the Commission or require any additional action from the Commission. Mr. Winter stated that it is in the plans and they can make it a condition of approval as well, but it does not require any further action from the Commission

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve PH# 3022 with an additional condition to demolish the old building once the CO is received for the new construction.

Commissioner Majmudar stated that 30 days from the time the CO is obtained will give them a little time.

Commissioner DeGray amended her motion to include a 30 day window to demolish the old structure. Mr. Zannoni stated that it needs a pre-demolition inspection which might bring out some hazardous abatements that he will need to deal with, which might delay that. Commissioner DeGray amended it to 90 days.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- c. **XZA# 3023**- Text Amendment to allow a new regulation for farm breweries, cideries, distilleries, and wineries; Town of Enfield, Applicant.

Commissioner DeGray took the roll and present were Commissioners Lewis Fiore, Linda DeGray, Virginia Higley, John Petronella, Frank Alaimo, Kiran Majmudar and Alternate Commissioner Christian D'Antonio. Absent were Commissioners Tony DiPace, Nelson Correia and Vinnie Grillo.

Mr. Winter stated that the proposed text amendment went to CRCOG and was previously discussed at past meetings. He stated that it was already a positive referral from CRCOG and falls in line with the POCD.

Ms. Whitten stated that this came about from the previous sitting Commission and everyone was very much in favor of this. She stated that they went over in great detail and CRCOG deemed it appropriate.

Chairman Fiore stated that the proposed text exempts food trucks from being able to participate, to which Ms. Whitten replied that it actually allows food trucks to operate at any of the properties that have this proposal approved.

Chairman Fiore read through one of the comments from CRCOG pertaining to the zoning expanding the definition of farm and agricultural use to allow new kinds of agricultural activities that the market demands. Ms. Whitten stated that this is a suggestion and is a discussion item they should include when they are updating the POCD and zoning regulations.

Chairman Fiore asked twice if anyone in the public would like to speak; no one came forward.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to close the Public Hearing.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve XZA# 3023.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

New Business

- a. **SPR# 1880** – 243 Shaker Road – Site Plan Review for additional concrete pads and silos; Yankee Casting Company, Inc., Owner; Kevin Vecchiarelli, Applicant; Map 95/Lot 6; I-2 Zone.

Commissioner Majmudar recused himself.

Chairman Fiore asked if the applicant is present; no one came forward. Mr. Winter stated that they were notified via email.

Chairman Fiore stated that to date the Planning Office has not received requests and additional information regarding the proposed silo, so they should just table this until the applicant is ready to come forward.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to table SPR# 1880.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Commissioner Majmudar re-joined the meeting.

Other Business

Chairman Fiore stated that he would like to move on the liaison appointments, beginning with the CRCOG liaison. Commissioner Alaimo stated that he would like to continue being that liaison. Chairman Fiore asked if anyone else would like to be the CRCOG liaison; Commissioner Higley suggested that perhaps an alternate commissioner would like the position.

Commissioner Alaimo asked if Commissioner Higley is currently the liaison with him, to which Commissioner Higley replied that she is but she never attended. Commissioner Alaimo stated that they never had any meetings, to which Commissioner Higley replied that there were meetings but they had never received any notification of them.

Chairman Fiore asked if anyone else was interested, to which Commissioner Petronella replied that he is. Chairman Fiore stated that the Town Council has to approve these.

Chairman Fiore stated that they need someone to be the liaison to the Economic Development Commission. Discussion took place regarding when this Commission meets; Ms. Whitten stated that they meet at 7 PM the third Thursday of the month. Commissioner Majmudar stated that he believed Commissioner Higley would be the right person to be the liaison as he has been on the Commission for too long.

Chairman Fiore asked Commissioner Majmudar if he would like to volunteer to be the liaison for the POCD Committee, to which Commissioner Majmudar replied that he would. Chairman Fiore stated that he will join Commissioner Majmudar as a liaison for the POCD Committee.

Chairman Fiore stated that he would like to discuss cannabis establishments in the Town of Enfield, either tonight or at the next meeting.

Motion: Commissioner Higley made a motion, seconded by Commissioner D'Antonio, to table this until the next meeting.

The other Commissioners agreed that they should table this until the next meeting. Ms. Whitten asked the Commissioners to look at it and reminded them that they will only get one retail shop and one grow shop as it is based on the town population.

Commissioner DeGray asked if they need to do a moratorium until they can get a better grasp of what they want to do, since they are in the middle of re-doing the town ordinances. Ms. Whitten stated that they can but she does not think it is going to be that big of a deal. She stated that they are running out of time, but they can discuss a moratorium at the next meeting.

Ms. Whitten stated that they have been contacted by numerous cannabis entrepreneurs. She stated that not many municipalities out of 169 have opted out or had a moratorium, but it is certainly an option.

The motion to table passed with a 7-0-0 vote.

Votes: 7-0-0

Director of Development Services Report

Ms. Whitten stated that they still need an appointment for the Tax Increment Financing (TIF) liaison and Commissioner Alaimo is already on there. Commissioner Alaimo stated that he will stay on as liaison.

Administrative Approval Report

- a. **SPR# 1879** – 157 Moody Road – Administrative Approval Site Plan Review for pad and generator; Douglas Zeytoonjian, Owner/Applicant; Map 93/Lot 63; I-1 Zone.

Commissioner Majmudar recused himself.

Mr. Winter stated that this is an administrative approval site plan review for a relocation of a handicapped parking space and the installation of a generator pad and generator on the old handicapped parking space.

Applications to be Received

- a. **SPR# 1881** – 25/35 Bacon Road – Site Plan Review for a warehouse/distribution center; WE 35 Bacon Road LLC, Owner; WE 35 Bacon Road LLC, Applicant; Map 94/Lot 65; I-1 Zone.

Mr. Winter stated that today would be the official date of receipt for their site plan application. Commissioner Petronella asked if this is another Winstanley project, to which Mr. Winter replied that it is.

Chairman Fiore asked if this is going to be on the next agenda, to which Mr. Winter replied that it is on the IWWA agenda for January 18, 2022 and can be on the PZC agenda for January 27th as New Business.

Adjournment

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to adjourn.

The motion passed with a 7-0-0 vote.

Vote: 7-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,

Tony DiPace, Secretary