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ENFIELD PLANNING AND ZONING COMMISSION
LIVE REGULAR MEETING
MINUTES

2023 MAR -2 AM 9:14

Shirley M Bailey

Thursday, February 23, 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, John Petronella, Kiran Majmudar, Francis Alaimo, Linda DeGray Kenneth Hilinski and Alternate Commissioners Christian D'Antonio, Vinnie Grillo and Nicles Lefakis.

Commissioner Lefakis joined the meeting at 9:08pm.

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

Approval of Minutes

- a. February 9, 2023

Motion to approve the February 9, 2023 regular meeting minutes made by Commissioner Higley; seconded by Commissioner DeGray and approved by a 8-0-1 vote. Commissioner DeGray abstained.

Town Attorney Report

Chairman Fiore confirmed commissioners received the latest report of February 22, 2023. He reminded commissioners that Land Court judges have 120 days to make decisions by law.

Public Communication

None.

Bond Release(s)

None.

Presentation

New Public Hearings.

- a. **PH# 3058 – 525 Enfield Street** – Application to expand an existing automotive sales and repair facility; 525 Enfield St, LLC Applicant/Owner; Map 33/Lot 263, Map 33/Lot 265, Map/Lot 267; BG Zone

Commissioner Petronella read the legal notice into the record. Applicant representatives and property owners were present for discussion. This application is for the rebuild of Artioli Dodge Chrysler. Existing nonconformities and how they pertain to the application were discussed and reviewed. Landscaping will be added. The Engineering Department assisted the applicant in locating the drainage pipe. Three new drainage structures will be added to improve drainage on the site.

A sprinkler system and hydrant will be added. A curb cut at the southwesterly corner will be eliminated, leaving two remaining. Lighting changes were discussed. New wall packs will be added to the building and existing LED light poles will be used. Proper aisle widths will be maintained throughout the parking lot areas. Site plan was reviewed, which includes 21,000 sq ft new showroom office space and service bay. Commissioners were presented with two different façade options to approve.

Chairman Fiore confirmed that the applicants would be accept the condition which allows for the red brick exterior façade. Alternate Commissioner D'Antonio asked about the future of potential sidewalks on Enfield Street and how it would affect the proposed project. Commissioner Petronella asked about providing a buffer around the broken fence at the abutting property. Mr. Davis noted that Town staff can reach out to the homeowner and ask for repair. Commissioner Alaimo asked about a designated area for new vehicle drop offs. Commissioner Hilinski asked if there is any long-term maintenance to the brick façade, which the applicant said is minimal. Chairman Fiore asked if impervious pavers will be used, which they will not as it is the applicant's opinion that they do not have longevity. There was discussion between staff and commissioners regarding carrying over special permit conditions from the previous application approval.

The public hearing was opened for comment. No one spoke for or against this application.

Alternate Commissioner D'Antonio requested clarification about the continued non-conformance of the landscaping and fencing. Mr. Davis stated that staff defaulted to the 2017 approval and overall, the new site will be less nonconforming.

Motion to close the public hearing made by Commissioner Alaimo; seconded by Commissioner Higley and approved by a unanimous vote of 7-0-0.

Motion to approve PH# 3058 – 525 Enfield Street made by Commissioner Petronella; seconded by Commissioner Hilinski and approved by a roll call vote of 7-0-0.

Old Public Hearings

- a. **PH# 3054 – 117 North St** – Application for home occupation, excavation permit and contractors' storage yard; Joseph Liquore, Applicant/Owner; Map 93/Lot15 + Map 100/Lot 6; I-1 Zone.

Motion to take Item PH# 3054 – 117 North Street off the table made by Commissioner Hilinski; seconded by Commissioner DeGray and approved by a unanimous vote of 7-0-0.

Commissioner Petronella read the legal notice into the record. Applicant representative was present for discussion. Property description was outlined. Staff report was shared. The goal is to bring the business into legal compliance with town guidelines. There is a home office inside the existing single-family home on the property. There is also a contractor storage yard which will store raw materials. Those raw materials will be screened using a mobile processing unit for. Any waste will be hauled off site to a legal waste facility offsite.

There will be 7 trucks stored on site and the applicant proposed that the trucks operate from 4:30am to 4:30pm Monday through Saturday. These hours are separate from any on-site excavation activities, which by Town regulations are Monday through Friday 7:00am to 5:00pm. Wetland boundaries and drainage calculations were discussed. Erosion controls are in place and are working well. Millings were added to the employee parking area per staff request.

Commissioner Petronella expressed concern regarding the extent of the activities within an I-1 zone. Chairman Fiore read the site-specific conditions and confirmed that the applicant will comply. Commissioner Majmudar

confirmed no more earth excavation will continue going forward after the establishment of the agricultural field. Tobacco will be the primary crop grown. Commissioner Higley expressed concern about the number of trucks and the early hours of operation. Alternate Commissioner D'Antonio asked about a restoration bond.

Commissioner Petronella confirmed that all staff comments and requests will be abided by. He also felt that this application should be split into three separate filings. The first being for restoration and the operation of construction office and facilities, the second being the permitting of new construction activities including the mobile screening and the third being the home office application. Ms. Whitten recommended limiting the grinding and screening for two years and having the applicant reapply should they need to continue similar activities in the future.

The public hearing was opened for comment. No one spoke for or against this application.

Commissioners discussed the site-specific conditions and made minor modifications. Ms. Whitten asked the Commission to table this application to properly modify the conditions before final approval. The change of hours for truck operation to 6:30am to 6:30pm was denied by a show of hands vote of 4-3.

Commissioner Lefakis joined the meeting at 9:08pm.

Commissioner Petronella expressed that the trucking, stockpiling and processing of the materials is a separate and different application on its own and is not part of what is currently before the Commission. Commissioner Higley asked if Town staff will follow up at the end of the 2 years to ensure the applicant has complied with all conditions. Commissioner Alaimo expressed concern about splitting the application.

Commissioners, staff and the applicant representative discussed the next best steps in the approval process. It was agreed to keep the public hearing open, modify the application, and give time for the applicant and Town staff to communicate. Commissioners voted 6-1 by a show of hands vote for the applicant to split this application up.

Motion to continue public hearing and table PH# 3054 made by Commissioner Higley; seconded by Commissioner DeGray and approved by a unanimous vote of 7-0-0.

New Business

- a. **SPR# 1910 – 481 Enfield St** – Application for a restaurant in Unit 1; Amelies LLC, Applicant; Frank Enterprises V LLC, Owner; Map 33/Lot 256; BG Zone **TABLED TO 3/9/23**

Motion to table SPR #1910 – 481 Enfield Street to March 9, 2023 made by Commissioner Alaimo; seconded by Commissioner Majmudar and approved by a unanimous vote of 7-0-0.

Old Business

None.

Other Business - Discussion on Draft Plan of Conservation & Development

The Town Council will have their discussion of the POCD at their March 6, 2023 meeting. Chairman Fiore recommended an additional PZC meeting be added on March 30, 2023 to continue discussions on the POCD. Chairman Fiore recommended that all commissioners watch the YouTube recording and encouraged that any public comments at the March 23, 2023 public hearing be fresh and not redundant.

Enforcement Reports

None.

Correspondence

None.

Commissioner's Correspondence

Commissioner Hilinski requested an update on zoning variance bill. All testimony can be seen on the state website and provides background information from various land use practitioners across the state. Commissioner Alaimo asked for an update on the Jimmy's Pub issue and confirmed that zoning violation was issued.

Director of Planning Report

Chairman Fiore thanked staff and appropriate boards for working on the solar farm project.

Opportunities/Unresolved Issues

Commissioner DeGray recommended that the nonconformity clause be added as a standard condition for all preexisting nonconforming applications. Commissioners approved this unanimously by a show of hands vote. An update was provided regarding mall lighting.

Receipt of applications

- a. **SPR# 1911 – 21 Manning Rd** – Application to improve access to entry to add an overhead door and concrete apron; TAP Realty, LLC Applicant/Owner; Map 34/Lot 13; I-1 Zone **ADMIN APPROVAL**

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 9:45 PM.

Prepared by: Rebecca Jones

Respectfully Submitted,

John Petronella, Secretary