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ENFIELD PLANNING AND ZONING COMMISSION  
LIVE REGULAR MEETING  
**MINUTES**

Thursday, March 9, 2023 – 7:00 p.m.  
ENFIELD TOWN HALL - COUNCIL CHAMBERS  
820 ENFIELD STREET - ENFIELD, CT

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**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 and Alternate Commissioners Christian D'Antonio, Vinnie Grillo. Absent was Commissioner Kenneth Hilinski and Alternate Commissioner Nicles Lefakis.

Chairman Fiore seat Alternate Commissioner D'Antonio in Commissioner Hilinski's absence.

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

**Approval of Minutes**

- a. February 23, 2023

**Motion to approve the February 23, 2023 regular meeting minutes made by Commissioner Higley; seconded by Commissioner DeGray and approved by an 8-0-1 vote.**

**Town Attorney Report**

Chairman Fiore confirmed commissioners received the latest report of February 22, 2023. Item 5 of the report was tabled by the Zoning Board of Appeals at their last meeting.

**Public Communication**

Josiah Schlee of Simsbury, CT asked to address the Commission regarding cannabis. Because he is not a resident of Enfield, he was unable to speak.

**Bond Release(s)**

None.

**Presentation**

**New Public Hearings.**

- a. **PH# 3057 – 90C Elm St** – Application for a hybrid retail cannabis establishment; Willow Brook Enfield LLC dba Zen Leaf Enfield, Applicant; Enfield Square Realty LLC/Enfield Ch LLC, Enfield Nassim LLC, Owner; Map 43/Lot 27; BR Zone

Commissioner Petronella read the legal notice into the record. Applicant representatives were present for discussion. This application is for a medical and recreational cannabis facility in the former Outback Restaurant. Operational security and daily operations were discussed. Because the location is within a BR zone, the applicant is requesting modifications of separation distances. Floor plan was reviewed. Credentials are reviewed immediately upon entering the building and put through a third party identification scanner. There are several

layers of security that vary throughout the building. There will be a complete remodel of the building, landscaping, and parking lot. This facility will bring between 30 to 40 jobs with 8 to 12 employees working per shift. The applicant plans to meet with Enfield Police to ensure that their security standards are sufficient. Traffic report was shared, which shows minimal impact to the traffic flow overall.

Chairman Fiore asked the applicant to discuss odor control. Odor is minimal when it comes to the actual dispensary. All products will be in the finished packaging when it arrives at the facility. The products are kept in a vault room and are on an independent HVAC system with HEPA filtration. Per the traffic report, the Traffic Agency has not been contacted. If square footage or parking is not changed, they are not required to contact the agency. Property is being leased from Nassim, LLC.

Commissioner DeGray asked about Condition 10 and how it relates to all approvals going forward. Mr. Davis stated there are thresholds within the statute and the question for town staff is if EV parking spots are required because it is an existing site. In the interest of caution, has been included but applicant won't have to provide if not explicitly required. Commissioner Alaimo asked the difference between medical and recreational marijuana. Product for medical patients are prioritized and maintain an adequate supply. Commissioner Alaimo asked about physical security, which there will be none. He also asked about the security standards for the vault, which is strictly regulated by the Department of Consumer Protection. Alternate Commissioner D'Antonio asked about the north facing façade and the removal of the door.

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

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

**Motion to approve the requested separation distances made by Commissioner Petronella; seconded by Commissioner Alaimo and approved by a unanimous vote of 7-0-0.**

**Motion to approve PH# 3057 – 90C Elm St replacing Condition #10 EV Stalls with the requirement to remove the current grease trap made by Commissioner Petronella; seconded by Commissioner Alaimo and approved by a unanimous vote of 7-0-0.**

- b. **PH# 3059 – 29 Moody Rd** – Application to construct a multi-use commercial building; 29 Moody Road LLC, Applicant/Owner; Map 75/Lot 35; I-1 Zone

Commissioner Petronella read the legal notice into the record. Applicant representatives and property owner were present for discussion. The application is for a 19,800 sq ft building with 11 potential tenant spaces. The area is on 4.7 acres and is undeveloped. A single curb cut off Moody Road will be added. There are wetlands on the property and was approved by IWWA. There are no tenants under contract and a list of potential types of tenants was shared. It was the applicant's belief that the special permit criteria have been met even without specific tenants.

Chairman Fiore opined that this application is setting a precedent. Special permit applications are fact based and the Commission needs more than just general information before approval. Commissioner Higley believes it is too vague for a blanket approval especially with an aquifer nearby. Commissioner Alaimo requested clarification from Chairman Fiore about the warehouse on North Maple Street and the specifications of its approval as a special use permit.

There was discussion between the applicant, town staff and commissioners as to best next steps. Mr. Davis confirmed that the issue lies within the regulations. Town staff proposed that the applicant withdraw the special

permit uses and get a site plan approval but that was not the applicant's prerogative. Mr. Davis also reminded the Commission of their role in these approvals and is concerned about this application setting a precedent. He also confirmed that each individual tenant will not have to go before the Commission individually but there needs to be more specificity about the tenants and their use activity.

Chairman Fiore laid out the options for the applicant. The application could be continued, withdrawn or the Commission could vote to deny. Mr. Davis also offered the option of closing the public hearing and making use of the 65-day window. If the public hearing is closed, no more information is allowed to be presented. Commissioner Grillo encouraged the applicant to fix their application.

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

The applicant withdrew their special use permit application, the public hearing will be closed and tabled to April 13, 2023.

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

**Motion to table PH# 3059 – 29 Moody Rd (site plan review) to April 13 made by Commissioner Majmudar; seconded by Commissioner D'Antonio and approved by a unanimous 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.

Applicant representative was present for discussion. Ms. Whitten created a staff memo based on the reclamation and excavation and not for business uses. Site plan is fine with one suggestion with striping and use it for business use. She further opined that the site plan is fine with one suggestion of removing the business use. The application before the Commission is the recreation of the crop land and removal of the gravel. Applicant representative confirmed that the next application for business use is ready for submittal. Ms. Whitten explained that she needs to look into the regulations regarding stump grinding and its allowed use in this zone. She further reviewed the site-specific activities that have been added.

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

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

**Motion made to approve a Special Use Permit and Site Plan approval for an excavation permit for reclamation of past activities per Section 8.40 made by Commissioner Petronella; seconded by Commissioner DeGray and approved by a 7-0-0 vote.**

**Motion to approve the Home Occupation, Truck Parking, Earth Material Storage and Processing and Construction Offices and Facilities made by Commissioner Petronella; seconded by Commissioner Higley and denied without prejudice by a 7-1-0 vote.**

## **New Business**

- a. **CGS 8-24** Referral from Town Council for improvements to Higgins Park located at 820 Enfield St; Town of Enfield Owner/Applicant; Map 28/Lot 113; TD1 Zone.

Ms. Whitten explained that Town staff has been working on improving Higgins Park with different conceptual plans. Adding a bandshell will require an 8-24 referral. Ms. Whitten wrote the motion to add smaller items such as walkway lights and other playscapes, it can be deleted per commissioner's desire. Chairman Fiore requested that the additional items be removed and that a presentation be prepared with the newest plans for the park.

**Motion to forward an affirmative 8-24 report for the Bandshell only made by Commissioner Petronella; seconded by Commissioner Alaimo and approved by a 7-0-0 vote.**

## **Old 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

**Motion to remove SPR# 1910- 481 Enfield St from the table made by Commissioner Majmudar; seconded by Commission Higley and approved by a unanimous vote of 7-0-0.**

Owner/applicant was present for discussion. The current Polish Deli has outgrown their kitchen and will be moving. They now have a contract with Big Y and need a larger production facility. Deliveries are difficult in Thompsonville. Banquet halls will remain open but cooking in the new kitchen and transporting the food to the banquet halls. Commissioner DeGray asked about parking lot improvements. The applicant was unsure as to the owner's intent but expressed desire for parking lot repair when signing the lease.

**Motion to approve SPR# 1910 – 481 Enfield St including waiver of Site Plan requirements made by Commissioner Petronella; seconded by Commissioner Higley and approved by a roll call vote of 7-0-0.**

## **Other Business** - Discussion on Draft Plan of Conservation & Development

Public hearing is set for March 23<sup>rd</sup> at 6:00pm. Ms. Whitten provided clarification about market value housing. A map book with provided for review because the maps in the current POCD are not full sized. Definitions for the acronyms used throughout the document will be added. Chairman Fiore confirmed that there is not a moratorium for 55 and up housing. He also noted that Enfield is considered to be similar to cities and towns like Manchester and Wallingford, not Suffield, Somers or Longmeadow. Ms. Whitten provided clarification about multi-family housing.

## **Enforcement Reports – Zoning Report**

Ms. Whitten provided an update about Peerless Way.

## **Correspondence**

There will be an indoor and outdoor Home Show on April 1<sup>st</sup> and 2<sup>nd</sup> at the Enfield Mall. There will be a food truck festival on May 13<sup>th</sup> and 14<sup>th</sup> also at the Enfield Mall.

## **Commissioner's Correspondence**

Commissioner Alaimo asked why Costco does not have a Kirkland brand package store.

## **Director of Planning Report**

Staff is working on the POCD and budget preparation.

### **Opportunities/Unresolved Issues**

Chairman Fiore asked about an update about the food truck ordinance. Ms. Whitten noted that they would like to expand food trucks throughout town to include ball fields. Commissioners expressed concern about infringement on brick-and-mortar restaurants.

### **Receipt of applications**

- a. **XSP# 23-01 – 155 Raffia Rd** – Application for concession stand with restrooms and canopy for delivery area; Randy Daigle, JFK Middle School Renovation Building Committee Chairman, Applicant; Town of Enfield, Owner; Map 68/Lot 149; R88 Zone

### **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 9:39 PM.

Prepared by: Rebecca Jones

Respectfully Submitted,

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John Petronella, Secretary