

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES

Thursday, March 11, 2021 – 7:00 p.m.
Virtual Meeting

Call to Order & Pledge of Allegiance

Chairman Nelson called the meeting to order at 7:01 PM.

Roll Call

Commissioner Szewczak took the roll and present were Commissioners Richard Szewczak, Frank Alaimo, Ken Nelson, Virginia Higley, Linda DeGray and Alternate Commissioners Vinnie Grillo and John Petronella. Absent was Commissioner Mary Scutt.

Also present were Laurie Whitten, Director of Development Services; Jennifer Pacacha, Assistant Town Planner; Ricardo Rachele, Zoning Enforcement Officer and Elizabeth Bouley, Recording Secretary.

Chairman Nelson seated Alternate Commissioners Grillo and Petronella.

Approval of Minutes

- a. February 25, 2021 – Regular Meeting

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the February 25, 2021 Regular Meeting.

The motion passed with a 6-0-1 vote with Commissioner Szewczak abstaining.

Votes: 6-0-1

Town Attorney Report

Commissioner Alaimo asked if there have been any updates, to which Ms. Whitten replied that there is nothing that can be discussed without Executive Session.

Zoning Enforcement Officer's Report

- a. Discussion regarding Bedrooms in Basements

Chairman Nelson stated that in Enfield, bedrooms or finished living space are not allowed in the basement. He went on to state that in other towns it is allowed as long as there is a legal means of egress through the building codes. Chairman Nelson stated that the Building Department in Enfield does not have an issue with living space or bedrooms in the basement if it meets code; however, the regulations are contradictory. He suggested that they have Zoning Enforcement Officer (ZEO) Rachele move forward with this, and that he does not know how they can deny people living space or bedrooms in their basements if it meets legal egress.

Ms. Whitten stated that this is not a PZC issue but rather is a Building Department issue, to which Chairman Nelson replied that it is in the zoning regulations. Ms. Whitten stated that it should be

removed from the regulations as it is a building code issue. She stated that they can move forward with a text amendment if the Commission wishes.

Commissioner Szewczak stated that the Commission should address this when they re-vamp the zoning regulations. He stated that this is not an enforceable part of the regulations, to which Chairman Nelson replied that they cannot get a Zoning Permit and then cannot get a Building Permit. Chairman Nelson stated that many people do this and say it is a home office in order to get around the bedroom requirement, which is dangerous as they do not put in the egress windows.

Mr. Rachele stated that he would rather have the Building officials be able to come in and approve it as a bedroom, which would ensure the safety of anyone sleeping in the basement.

Ms. Whitten stated that this would be a quick fix and would solve a lot of issues in getting zoning permits out there. Commissioner Szewczak stated that if it can be done with a text amendment they should do it as soon as possible. The Commission agreed to move forward with this.

Commissioner Alaimo asked if there have been any calls regarding the entrance to Georgetown Condos as it appears someone is setting up a used car lot. Mr. Rachele stated that a notice of violation had been sent out last week.

Public Participation

Chairman Nelson asked three times if anyone in the public would like to speak; no one came forward.

Continued Public Hearings

- a. **PH# 2993** – 0 Elm Street – Zone Change application from Business Regional Zone to Business General Zone in order to allow a car wash to be located between Hannoush & the Mobil gas station in front of the Enfield Square Mall; NEC Ventures II, LLC., applicant; Enfield Square Realty, LLC., Enfield CH LLC., & Enfield Nassim, LLC., owners. (DoR: 2/25/2021; MCPH: 4/1/2021)

Commissioner Szewczak took the roll and present were Commissioners Richard Szewczak, Frank Alaimo, Ken Nelson, Virginia Higley, Linda DeGray and Alternate Commissioners Vinnie Grillo and John Petronella. Absent was Commissioner Mary Scutt.

Attorney Carl Landolina of Fahey Landolina & Associates in Windsor Locks addressed the Commission as a representative for the applicant. He described the location and dimensions of the parcel in question. Mr. Landolina stated that the use they want is not allowed in the Business Regional (BR) zone but is allowed in Business General (BG), which is why they are requesting the zone change.

Mr. Landolina referenced the list provided to the Commission of the nine uses allowed in the BG zone but not in the BR zone. He explained that this use is consistent with the Plan of Conservation & Development (POCD). Mr. Landolina stated that they are still subject to the easements, covenants and restrictions that go with the rest of the site. He stated that the car wash is very stylized and will fit in with the vision and character for this area.

Mr. Landolina stated that everything will be accessed from the internal roadways and there will not be direct access to Elm Street. He stated that this is not a stretch since the existing BR and BG zones overlap so much.

Commissioner DeGray stated that once they start re-zoning these parcels it is letting the genie out of the bottle and they cannot get it back in. She stated that she is concerned that Hannoush could close and the car wash could purchase the property and expand.

Mr. Landolina stated that they are not cutting up the parcel, but rather are just adding a use that is consistent with the POCD. Commissioner DeGray stated that the Commission was under the impression Namdar had the same kind of vision they did and it turns out they do not. She reiterated that she is not comfortable as this was not the intent for this piece of land.

Commissioner Higley stated that she agrees with Commissioner DeGray and that if they approve this, it is a site plan which means they can only look at the location and not the aesthetics or hours of operation.

Commissioner Petronella stated that if they approve this, they are opening themselves up for a zone change for other parcels. He stated that he had re-read all of the minutes from the January meeting and will have a difficult time supporting this.

Commissioner Szewczak stated that they need to have some kind of plan and this seems to be disjointed with no long range plan.

Chairman Nelson agreed, stating that the owners of the mall have not done a good job including the town in their plans for this property. He stated that it is difficult to determine what they are going to allow around the edge of the mall without knowing what is happening with the larger part. He stated that if they change the zone, a gentleman's club or car dealership could go in there if the car wash falls through.

Commissioner Grillo agreed that they need a master plan but they also need to work with people or else the buildings are going to be empty.

Commissioner Alaimo asked if the email opinion from the consultant will be part of the record, to which Ms. Whitten replied that it will.

Chairman Nelson stated that he is not willing to piece it out until they have a master plan that tells the Commission exactly what the vision is. He stated that there are plenty of allowable uses now and a zone change is not needed.

Commissioner Alaimo requested that the email from the consultant be read into the record. Chairman Nelson stated that the consultant does not know what their vision is yet so his opinion is irrelevant at this point. Discussion took place regarding the relevance of the consultant's opinion. Ms. Whitten stated that the opinion was requested and received so it does become part of the record but does not need to be read into the record. The Commission ultimately decided not to have the email read into the record.

Mr. Landolina stated that he does not know how having control of the hours of operation would matter. He went on to state that visions are great but the Commission has to decide if the vision is more important than the practical aspects. He stated that if something happens to Target there will not be anything left there.

Chairman Nelson asked if anyone in the audience would like to speak in favor or against the application.

Alan Tracy, 1 Bridge Lane, stated that he is against this application. He described the previous development of Thompsonville in the 1970s. Mr. Tracy stated that his family is in the car wash business and has been a member of the community since 1985. He stated that the zoning in place at the mall is there for a reason and he hopes that the Commission will not allow expediency to cloud the vision

Mary Ann Turner, 7 Meadow Road, addressed the Commission to explain her opposition to this zone change. She stated that it does nothing for Enfield and there are plenty of uses that can go in there. Ms. Turner stated that the POCD is often taken into consideration and then put aside. She concluded that she is asking the Commission to please deny this as it is not for the good of Enfield. She stated that she would like to see the mall's big picture rather than having them come in a piece at a time.

Chairman Nelson asked three times if anyone in the audience would like to speak in favor or against the application; no one came forward.

Motion: Commissioner Szewczak 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 Szewczak made a motion, seconded by Commissioner Grillo, to approve PH# 2993.

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

Votes: 0-7-0

New Public Hearings

- a. **PH# 2991** – 95 Elm Street – Special Permit and Site Plan Review application for a permanent outdoor dining patio associated with Chicago Sam's; KIOP Enfield LP, owner; Phil Frogameni, applicant; Map 43/Lot 1; BR Zone. (DoR: 1/14/2021; MOPH: 3/27/2021)

Commissioner Szewczak read the legal notice and took the roll and present were Commissioners Richard Szewczak, Frank Alaimo, Ken Nelson, Virginia Higley, Linda DeGray and Alternate Commissioners Vinnie Grillo and John Petronella. Absent was Commissioner Mary Scutt.

Phil Frogameni, 61 Rugby Road, Feeding Hills, MA addressed the Commission to explain his application. He stated that he would like to convert the temporary outdoor dining space into permanent outdoor dining in an effort to keep his business open. Mr. Frogameni stated that there will be no expansion and the landlord is in full support of the application.

Commissioner DeGray stated that she is concerned about people walking around the dining area and into the roadway, and also that a car could go through the metal fence on the plans. Mr. Frogameni stated that walking traffic is not substantial, but they are willing to adjust the table layout to keep the sidewalk completely open or do whatever else is necessary for safety.

Mr. Frogameni explained that the fence is a requirement for aesthetics in place of the temporary concrete jersey barriers. He stated that it would be a black aluminum fence with safety bollards around it, and that passing foot traffic is very minimal.

Commissioner Grillo stated that the parking lot gets completely full during the town 4th of July festivities, and he is concerned that a walkway is needed. Mr. Frogameni stated that he would be happy to stay with the temporary dining setup he currently has, which does not have any tables on the sidewalk.

Commissioner Higley stated that she is concerned about pedestrian safety and encroachment on the fire lane. She stated that it is their duty to help restaurants during the COVID crisis, but she would like to see it as a temporary thing that goes away after the pandemic is over.

Commissioner Szewczak stated that they want to promote outdoor dining and help their restaurants. He stated that the jersey barriers are safer than the little metal fence.

Commissioner Alaimo stated that the Police Department has no comments or concerns, which Ms. Pacacha confirmed.

Fire Marshal Scott Ellis stated that the fire lane expands over 30-feet in front of Chicago Sam's where the requirement is 24-feet, which gives the applicant room to play. He stated that the applicant has been exceptionally responsive to both the Fire and Building Departments with everything they have requested.

Chairman Nelson stated that he is concerned that if a car goes into the fence where it juts out into the parking lot, it will take out tables. Mr. Frogameni stated that they operated safely all last season with zero incident, and he will adjust the plans if needed to make this happen. Chairman Nelson stated that a heavy jersey barrier may deflect a car away from the tables and save someone's life. He stated that one bollard is not enough to stop a car.

Commissioner Petronella stated that he is concerned that the traffic safety officer would not point out a safety issue with this particular design. He suggested that large pre-cast pots with trees in them on either end of where it juts out would act as a jersey barrier but be very decorative.

Commissioner Petronella stated that he would like to see a walkway painted with additional bollards, which would solve all the safety concerns and be aesthetically pleasing. He stated that he has no issue with what the applicant is trying to do.

Chairman Nelson agreed that the trees would look a lot better than a jersey barrier. He stated that the regulations say that if alcohol is served with outdoor dining, customers can only exit from the fenced-in area. Ms. Pacacha stated that this is a state requirement but is not in the town regulations.

Commissioner Grillo stated that he supports the application. He stated that the applicant has to have a fence around the drinking area with one exit gate if he is serving alcohol.

Chairman Nelson asked three times if anyone in the audience would like to speak in favor or against the application; no one came forward.

Commissioner Szewczak stated that he would be fine going forward with the application if they add site specific conditions to address the Commission's concerns regarding safety of patrons and safety of pedestrian traffic.

Mr. Ellis clarified that as the project sits now, there would be nothing driving a Building Permit for any of this except the sprinkler.

Chairman Nelson asked if they have to put sprinklers outside according to code. Mr. Ellis explained that when the use of a sprinklered area is extended to another covered area, it is required to extend the fire suppression system out to the covered area. He stated that this does not have to be a condition as he has the authority to enforce it. Mr. Frogameni stated that it is not an issue to do the sprinklers if they are required.

Commissioner Szewczak stated that Staff would review the final plans with additional conditions prior to accepting the application.

Chairman Nelson stated that he would like to see a better plan than this for the safety part of it.

Mr. Frogameni asked if the fenced-in area can touch the building, to which Chairman Nelson replied that it cannot as the sidewalk should be unobstructed.

Mr. Frogameni asked what he needs for a walkway, to which Ms. Whitten replied that they can work out the design details outside of the meeting.

Motion: Commissioner Alaimo made a motion, seconded by Commissioner DeGray, to table PH# 2991 until the next meeting.

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

Votes: 7-0-0

- b. **PH# 2996** – 9 Overhill Drive – Special Permit and Site Plan Review application for the expansion of a non-conforming structure to accommodate a breezeway and garage addition; Peter Martyn, owner/applicant; Map 54/Lot 33; R-33 Zone. (DoR: 3/11/2021; MOPH: 5/15/2021)

Commissioner Szewczak read the legal notice and took the roll and present were Commissioners Richard Szewczak, Frank Alaimo, Ken Nelson, Virginia Higley, Linda DeGray and Alternate Commissioners Vinnie Grillo and John Petronella. Absent was Commissioner Mary Scutt.

Peter Martyn, 9 Overhill Road, stated that they are trying to get the breezeway and garage flush with the front of the house. Commissioner Szewczak stated that there are many properties that are nonconforming now since the zone got changed on them. He stated that this issue will be resolved when the zoning regulations are revised.

Chairman Nelson asked three times if anyone in the public would like to speak in favor or against the application; no one came forward.

Motion: Commissioner Szewczak 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 Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2996.

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

Votes: 7-0-0

New Business

- a. **SPR# 1849** – 604 Enfield Street – Site Plan Review application for exterior modifications to accommodate a new bay door associated with Namco Pools; Enfield Retail Properties, LLC., owner; Industrial Development Group, LLC., applicant; Richard Maloney, Applicant Representative; Map 32/Lot 7' BL Zone. (DoR: 2/25/2021; MAD: 4/24/2021)

Richard Maloney stated that this is a change of use application as the use is going from Assembly to Mercantile. He stated that they are looking to put an overhead door on the front wall of the building.

Commissioner DeGray asked why it has to be an overhead door and why it cannot be a metal double door. Mr. Maloney explained that the products being moved in and out require very large sliding doors. He stated that they plan to paint the door the same color as the building wall.

Commissioner Higley stated that Namco has been in town a long time and she is happy they are finding a place that is empty and bringing it back into use again.

Commissioner Alaimo asked where the proposed overhead door will be going, to which Mr. Maloney replied that it is going near the arrow on the site plan. Commissioner Alaimo asked if the ends of the door will match up with the two columns. Mr. Maloney stated that it is a ten foot wide door and the two columns are ten feet wide or a bit wider.

Chairman Nelson stated that it is going to look horrible aesthetically and asked why they cannot do sliding store fronts like a car dealership. Mr. Maloney stated that they briefly discussed using a glass panel overhead door, but they do not want people looking into their storage room.

Chairman Nelson asked how they would address a forklift driving across a pedestrian walkway, to which Mr. Maloney replied that they will not have a forklift.

Ms. Pacacha read the Engineering Department comments and concerns into the record. She stated that the Health Department had no comment regarding the overhead door.

Mr. Ellis stated that parking in the rear of the building completely obstructs the fire lane and access for the back of the building. He stated that emergency apparatus can still get around in the front of the building if there is loading/unloading going on. Mr. Ellis stated that loading/unloading in the fire lane is permitted as long as the vehicle is attended to, and for this building he would rather see it done in the front than the back. He stated that they would look at the overhead door once the building application plans are submitted.

Commissioner Szewczak stated that there are many styles of overhead doors available and whatever they put in there should try to match or complement the existing building. He suggested that deliveries could take place during times when there is less pedestrian traffic.

Commissioner DeGray agreed that it should be aesthetically pleasing.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Grillo, to approve SPR# 1849 as amended.

The motion passed with a 5-2-0 vote with Commissioners Nelson and DeGray voting against.

Votes: 5-2-0

Other Business

Extension Request(s)

- a. **PH# 2836** – 144 & 146 South Road – Tarnow Nursery & Garden Center Special Permit was approved in 2016 and the deadline to complete work is May 5, 2021. Extension Request is for five more years to complete the project to May 5, 2026.

Ms. Pacacha stated that the applicant is looking for an extension of five years.

Mr. Landolina addressed the Commission, stating that the work approved under the site plan has not been completed and the applicant is looking for another five years to get the improvements completed.

Dana Steele of JR Russo & Associates addressed the Commission. He stated that the progress has been slow due to the economy. He stated that his client still wants to do the improvements but is moving at a pace that he can afford. Mr. Steele went over the citations the applicant had received for stockpiling materials in the parking lot.

Commissioner Grillo asked why the applicant needs another five years, to which Mr. Steele replied that it is a matter of financing and how well the business is doing. He stated that the law allows an additional five years but if the Commission would like them to come back sooner than that they can. Commissioner Grillo stated that not much has been done in the last five years except for the lot being cleared and trees being taken down.

Mr. Steele stated that the applicant has a vision and is moving toward it, but needs more time.

Mr. Landolina stated that the regulations only allow another five years so the project cannot go longer than that.

Commissioner DeGray stated that she does not see any progression at all on the project in the last five years. She stated that she has seen multiple vehicles that should not be there and some of them appear to not be working.

Mr. Steele stated that the plan called for two buildings, one for small engine repair/sales and the other for rental equipment. He stated that these buildings have not been constructed yet and were not intended for garaging vehicles. Commissioner DeGray stated that he was supposed to have his vehicles parked inside a garage and there were only supposed to be a limited number of vehicles parked on the property. She stated that the only thing that has happened is the clearing of trees.

Commissioner Szewczak stated that the applicant was supposed to plant some nursery plantings in the back area of the property after it was clear cut. He stated that this has not happened even though the applicant is in the nursery business. Commissioner Szewczak stated that he would like to see some progress or some sort of time line.

Ms. Whitten suggested that the Commission consider giving a one-year extension and the next time the applicant comes in he must provide a timeline.

Shanon Ragnauth addressed the Commission from Mr. Steele's phone. He went over the improvements that had been made so far and explained that with the current economy this is all he can do. He stated that he is hoping to get the bins and retention pond done this spring as well as some plantings in the back. Mr. Ragnauth explained that there is still some grading that needs to be done before he can plant there.

Commissioner Szewczak stated that he would support a one-year extension with the applicant coming back before the Commission for an update.

Mr. Steele stated that the irrigation pond is done and the storm water pond has been partially constructed.

Chairman Nelson asked if the Wetlands Commission extended the permit, to which Ms. Whitten replied that they are hearing it next week.

Chairman Nelson asked the detention ponds were part of the original Special Permit, to which Mr. Steele replied that they were. Mr. Steele stated that a Special Permit runs with the land and does not expire, but the site plan can expire.

Chairman Nelson stated that the land has been cleared but the detention pond is not done yet. Mr. Steele stated that there is a pond but the outlet structure has not been constructed yet. Chairman Nelson pointed out that everything the applicant was supposed to do that got him the Special Permit has not been done, and that the economy is the best it has been in a long time.

Mr. Steele reiterated that the applicant just needs a little more time.

Chairman Nelson asked about other companies storing equipment on the property, stating that none of it supposed to be outside. Mr. Steele stated that there is an area designated for the storage of vehicles and equipment. He stated that the other businesses vehicles is an enforcement issue and is not indicated on the approved plan.

Mr. Ragnauth stated that he does not have other businesses parking there and the tree vehicles were doing work on the property at the time.

Chairman Nelson asked where the storage of vehicles is supposed to take place. Mr. Landolina described where on the site plan this area can be found. Mr. Steele stated that it is just gravel right now.

Chairman Nelson asked what happens to the Special Permit if this does not pass. Ms. Whitten explained that the Special Permit runs with the land and is for a use, while the site plan is for the improvements for that use. She stated that she does not see any harm in allowing him another year.

Commissioner Alaimo asked if there can be a written agreement with timetables that the improvements must made. Ms. Whitten stated that the Commission needs to separate enforcement

and approvals. She stated that the applicant is seeking an extension of the approval for the improvements, and enforcement is a whole separate issue.

Mr. Landolina explained that the citation process is over with and hopefully the applicant will not get cited again. He stated that if the Commission does not grant the application, then in May the applicant will have to come back in and apply for a new site plan approval which would start him over with another five years. He concluded that the best course of action would be to give him the year and then have him come in for an update.

Commissioner Grillo stated that this has been an obvious game and has been for five years. He stated that he would not go longer than a year and within that year he would like to see the retention pond completed and the bins done. He stated that you do not need money to dig a hole in the ground and these things could have been done.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley, to allow a one year extension for PH# 2836.

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

Votes: 7-0-0

Discussion Items

- a. Discussion with Consultant regarding update of the Plan of Conservation & Development

Consultant Donald Poland provided a PowerPoint presentation on the POCD. He went over the definitions of Planning and POCD, the Connecticut General Statutes regarding the POCD and the POCD planning process.

Mr. Poland stated that the POCD Steering Committee has been established and will have their first meeting next week. He went over the existing conditions including employment, growth, housing market, school enrollment and various other demographics.

- b. Discussion regarding 28 Maple Avenue

Ms. Pacacha stated that the property owner had gone before the Commission for approval to increase the number of units, which was not approved. She stated that the owner would like to restore the building to a two-family.

Chairman Nelson stated that the new foundation is not the same footprint as the one on the plans. Ms. Pacacha stated that the foundation was supposed to be one foot in from the property line. Mr. Rachele stated that he had done the inspection of the foundation and it is not back to where it was before because the street was reconstructed, and also because the previous foundation was on town property.

Chairman Nelson stated that he would like to see an updated plan with the new footprint as this one is from 2019. He stated that the whole shed side of the building was a commercial space rather than

an apartment, so technically it should be put back as a commercial space. Ms. Whitten stated that this is a legal nonconforming use, to which Chairman Nelson replied that once it is willfully removed it is no longer nonconforming and the foundation is not supposed to be there.

Commissioner Alaimo asked if the wiring has been permitted and inspected, to which Chairman Nelson replied that it is being inspected as it goes.

Mr. Rachele stated that the fencing going across the sidewalk was interfering with pedestrian traffic so he has been contacted about that. Chairman Nelson requested that this be added to the next agenda and that they receive a set of plans and the updated as-built for the foundation in their packets for the next meeting.

Director of Development Services Report

Ms. Whitten stated that they met yesterday with Capitol Region Council of Governments (CRCOG) and the mall traffic impact study is starting to take off. Chairman Nelson asked if the mall is involved with this at all, to which Ms. Whitten replied that it will be.

Ms. Whitten asked where pet grooming facilities should go, as it is not currently allowed as a primary use except in residential zones. The Commission discussed the existing dog groomers in town and how their uses are categorized. Commissioner Higley stated that it is retail. Chairman Nelson stated that he would consider it like a hair salon. The Commission agreed that it would be considered a personal service.

Commissioner Alaimo asked what the real estate transaction was in the mall, to which Ms. Whitten replied that it was Target.

Administrative Approval Report

Ms. Pacacha went over the current Administrative Approvals, including the following:

- a. **XSP# 21-02** – 1010 Enfield Street – Site Plan Review application to allow a basketball court to be constructed at the Alcorn School; Town of Enfield, owner/applicant; Map 22/Lot 18; R-33 Zone.
- b. **Zoning Permit 2021-05** – 57-E Palomba Drive – For a nail salon to be located in Big Y Plaza (nail salon already exists in plaza)
- c. **Zoning Permit 2021-07** – 145 Hazard Avenue – For a business office to be located in an office building for a video editing and post-production company
- d. **Zoning Permit 2021-09** – 139 Hazard Avenue – For a hair salon to be located within the Enfield Professional Park
- e. **Zoning Permit 2021-10** – 90 Elm Street – Phantom Fireworks will return to the Enfield Square Mall
- f. **Zoning Permit 2021-11** – 54 Hazard Avenue – For a sushi/ramen restaurant to be located in the former Smashburgers unit

Applications to be Received

Ms. Pacacha went over the applications to be received, including the following:

- a. **PH# 2994** – Text Amendment application to Section 6.20.1 Footnote 7 to allow Private Farmers Markers in Industrial zones; KBRC Realty LLC, applicant.
- b. **XSP# 21-01** – Text Amendment application to Section 4.80 to allow an increase in lot coverage for smaller properties located within the Lake Overlay District; Town of Enfield, applicant.
- c. **PH# 2995** – Text Amendment application to sections 5.10 and 5.70 to allow buildings to be larger than 5,000 square feet and to allow Child Day Care Facilities in Limited Office Overlay Zones with expanded hours of operation; Winston Properties, LLC., applicant.
- d. **PH# 2997** – 556 Hazard Avenue – Special Permit & Site Plan Review application for the expansion of a non-conforming use (auto repair garage) to accommodate a second tenant to repair small engines; Richard Polek & Peter Simlick, owners/applicants; Map 110/Lot 349; BL Zone.

Chairman Nelson asked if the Planning Department is fully staffed yet, to which Ms. Whitten replied that they are not and will be interviewing candidates for Assistant Town Planner tomorrow.

Adjournment

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

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

Votes: 7-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,

Richard Szewczak, Secretary