

ENFIELD PLANNING AND ZONING COMMISSION  
LIVE REGULAR MEETING  
MINUTES

Thursday, April 13, 2023 – 7:00 p.m.  
ENFIELD TOWN HALL - COUNCIL CHAMBERS  
820 ENFIELD STREET - ENFIELD, CT

RECEIVED  
ENFIELD TOWN CLERK

2023 APR 17 PM 11:17

Sheila M Bailey

**Call to Order & Pledge of Allegiance**

**Roll Call**

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

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

**Approval of Minutes**

- a. March 30, 2023

**Motion to approve the March 30, 2023 regular meeting minutes made by Commissioner Higley; seconded by Commissioner DeGray.**

Two changes were requested, which were adding Georgianna Driver and Kenneth Hilinski as in attendance.

**Motion to amend minutes to add Ms. Driver and Mr. Hilinski as in attendance made by Commissioner Higley; seconded by Commissioner DeGray and approved by a 7-0-0 vote.**

**Town Attorney Report**

Chairman Fiore confirmed receipt of the Town Attorney report as of March 24, 2023.

**Public Communication**

None.

**Bond Release(s)**

None.

**Presentation**

None.

**New Public Hearings.**

- a. **PH# 3062- 40 Conlin Drive-** Application for the expansion of a non-conforming structure in the front yard setback; Roger and Debra Russell, Owner/Applicants; Map 66/ Lot 436; R-33 Zone

Commissioner Petronella read the legal notice into the record. Chairman Fiore recused himself from this application due to personal relationship and seated Alternate Commissioner Lefakis in his absence. Owner/applicants were present for discussion. Mr. Russell would like to rebuild his garage. The garage will not be any closer to the road nor will it encroach on the side setback. He would also like to add a hatchway. Commissioner Alaimo asked if a full basement would be added, which it won't. Commissioner D'Antonio confirmed that the shed would be disposed of after construction.

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 Hilinski and approved by a unanimous vote of 7-0-0.**

Commissioner DeGray confirmed with staff that this application adheres to all the other bulk requirements.

**Motion to approve PH# 3062- 40 Conlin Drive made by Commissioner Petronella; seconded by Commissioner Lefakis and approved by a unanimous vote of 7-0-0.**

*Chairman Fiore re-entered the meeting at 7:10 pm.*

- b. PH# 3065ZA- 113 Brainard Road**-Application for a zone change from R-33 to BR; Fast Track Realty, LLC, Applicant; John Ferreira, Owner; Map 36/Lot 237; R-33 Zone.

Commissioner Petronella read the legal notice into the record. Applicant was present for discussion. This application is to purchase a parcel of farmland and convert it to BR zone to accommodate the project. Chairman Fiore confirmed the property has not yet been purchased yet. Ms. Whitten noted that should this be approved, it is required to set an effective date, which would likely be November 30, 2023.

Ms. Whitten reminded commissioners that the PZC has the right to rezone any parcel and theoretically if it gets filed, it can be rezoned back. Commissioner Majmudar asked if the 2 soccer fields are part of the larger project, which they are. The map shows 10 fields and there is an 11<sup>th</sup> on the 3<sup>rd</sup> floor of the indoor building. Commissioner Hilinski asked if there is a sense of urgency in this approval. Mr. Borgia noted that he cannot move forward with the project without knowing he has adequate space. He could purchase now then come back and rezone the property. Commissioners discussed other options with staff.

The public hearing was opened for comment.

**Zachary Zannoni, 6 Howard Street**, gives his full support for zone change. This project follows the mission of both the 2011 and 2023 POCD. Developer has been responsive. Most resident concerns were based on the use of Brainerd Park and that is now a non-factor. This is one step of many of getting through the approval process but he feels this is a true benefit to the Town of Enfield.

Town staff confirmed that conditions cannot be set on a rezone. Chairman Fiore reviewed staff comments and expressed his concerns. It was determined that if the site plan fails the effective date of the rezone, it will not get filed. Commissioners asked if the property owner then gets rights to file, which he does per staff. Mr. Borgia noted that the property owner would sign a waiver stating he will not do anything with the rezone should any future site plan fail. Commissioner DeGray confirmed that CRCOG does not have to be contacted. Commissioner Alaimo asked for a timeline on the project. Drainage, elevations and site plans are being prepared to be sent to the Town of Enfield.

**Motion to table PH# 3065ZA- 113 Brainard Road made by Commissioner Higley; seconded by Commissioner Higley and approved by a unanimous vote of 7-0-0.**

#### **Old Public Hearings**

- a. 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

Chairman Fiore noted that this application is a site plan review, not a public hearing.

**Motion to take PH #3059 off the table made by Commissioner DeGray; seconded by Commissioner Higley and approved by a unanimous vote of 7-0-0.**

Applicant and applicant representative were present for discussion. Site specific conditions have all been agreed to by the applicant as suggested by a memo prepared by town staff. The applicant asked for a revision of a condition to better accommodate the landscaping. Town Engineer shared comments regarding the site line.

**Motion to approve PH #3059 with conditions as modified made by Commissioner Petronella; seconded by Commissioner Hilinski and approved by a roll call vote of 7-0-0.**

#### **New Business**

- a. **SPR# 1914 – 7 Hazard Ave** – Application to convert vacant tenant space from professional services into a casual restaurant; Meraki Restaurant Group, Applicant; G&R Properties LLC, Owner; Map 45/Lot 10; BR Zone

This application is to convert change of use from barbershop to a food establishment. There will be a Teriyaki Madness restaurant in the new space. The hours of operation are Monday through Sunday from 11:00 am to 9:00 pm. Occupant load will be 20 with 5 employees. There will be no change to existing access. Commissioners asked for information regarding the grease trap.

**Motion to approve SPR #1914 with conditions made by Commissioner Petronella; seconded by Commissioner Hilinski and approved by a roll call vote of 7-0-0.**

- b. **XSP# 23-01 – 155 Raffia Rd** – Application to construct single story structure near the athletic fields containing toilet rooms and concession stand and to add a canopy to the main building over the kitchen deliveries area; JFK Middle School Renovation Building Committee, Applicant; Town of Enfield, Owner; Map 68/Lot 149; R88

Applicant representative was present for discussion. A concession stand and a canopy covering the kitchen delivery area will be added. Site plans were shared. No food will be prepared in the concession stands. Two toilet fixtures will be in each toilet room. Seasonal building and systems will be drained down and will be locked during winter months. Fields will still be operational while construction goes on. Drainage will go onto the roof. Commissioner Alaimo confirmed WPC approval. Commissioner DeGray confirmed a target completion date of September 2023.

**Motion to approve XSP #23-01 – 155 Raffia Road made by Commissioner Petronella; seconded by Commissioner Hilinski and approved by a roll call vote of 7-0-0.**

#### **Old Business**

None.

#### **Other Business**

Memo was received from residents at 40 Edgewood Drive for a waiver. Chairman Fiore noted that many commissioners do not have enough information to opine on this request. Mr. Davis requested that this be tabled until the next meeting.

**Motion to table discussion of 40 Edgewood Drive to April 27, 2023 made by Commissioner DeGray; seconded by Commissioner Higley and approved by a unanimous vote of 7-0-0.**

#### **Enforcement Reports**

None.

#### **Correspondence**

Commissioner DeGray asked for the timeline on regulation workshops. Housing workshop will likely be first but regulation workshops will be forthcoming.

#### **Commissioner's Correspondence**

None.

#### **Director of Planning Report**

Ms. Whitten shared correspondence from the Town of East Longmeadow regarding a proposed recycling facility on Deer Park Drive, which directly abuts the lakes and 35 Bacon Road. Town staff has alerted IWWA and the lake communities. There will be a public hearing. Commissioner Higley noted that the site plan application on paper appears to be thorough. Ms. Whitten noted they are planning on using the rail to transport the materials. Commissioners shared concerns about the potential project and possible effects.

**Opportunities/Unresolved Issues**

None.

**Administrative Approval Report**

- a. **SPR# 1913 – 51 Palomba Dr** – Application to install electric vehicle charging stations; Scott Austin, Tesla, Applicant; Devon Commons LLC, Owner; Map 56/Lot 7; BL Zone

**Receipt of applications**

- a. **PH# 3066 – 600 Enfield St** – Application for a car wash, gas station and convenience store; Shiraz Choudhary, Applicant; Troiano Realty Corp., Owner; Map 32/Lot 8; BL Zone
- b. **PH #4067 – 161 Post Office Road**
- c. **PH #3068 – 27 Maple Avenue** – Application for a restaurant with liquor sales
- d. **SPR #1915 – 7 Pearson Way** – Application for a 41,276 sq ft warehouse expansion

**Adjournment**

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

The meeting was adjourned at 8:23 PM.

Prepared by: Rebecca Jones

Respectfully Submitted,

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John Petronella, Secretary