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ENFIELD TOWN CLERK

ENFIELD PLANNING AND ZONING COMMISSION
LIVE REGULAR MEETING
MINUTES

2022 APR 29 PM 4:10

Sheila M Bailey

Thursday, April 28, 2022 – 7:00 p.m.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

Call to Order & Pledge of Allegiance

Chairman Fiore called the meeting to order at 7:02 PM.

Roll Call

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

Also present were Laurie Whitten, Director of Development Services and Matt Davis, Assistant Town Planner.

Ms. Whitten introduced Matt Davis to the Commission.

Approval of Minutes

- a. April 14, 2022 – Regular Meeting

Motion: Commissioner Hilinski made a motion, seconded by Commissioner Alaimo, to approve the minutes of the April 14, 2022 Regular Meeting.

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

Votes: 7-0-0

Public Participation

Chairman Fiore asked if anyone in the public would like to speak regarding items not on the agenda.

Karen LaPlante, 166 North Maple Street, addressed the Commission. She reminded everyone that Saturday is Hazardous Waste Day from 8 am to 1 pm.

Angela Foss, 16 Crescent Beach Drive, addressed the Commission. She stated that she expected a response to her questions from someone, and she did not receive one. Ms. Foss asked how residents obtain answers to their questions. She stated that she believes the Commissioners are good people but are being misguided. Ms. Foss went over her questions again regarding 113 North Maple Street and requested that someone get back to her.

Jeffrey Foss, 16 Crescent Beach Drive, addressed the Commission. He stated that he is a landlord in town with businesses, and he has to ask the town for permission when he wants to add a tenant. Mr. Foss

asked why owners of large buildings do not have to disclose what is going in there or who the tenants are going to be. He stated that this is unethical.

Chairman Fiore asked three times if anyone else would like to speak; no one came forward.

New Public Hearings

- a. **PH#3034MA-1706 King St**-Zone change request from BG to I-1; Josh Sullivan, Applicant; Burlington Coat Factory/Warehouse Corporations, Owner; Map 14/Lot 26;BG Zone.

Chairman Fiore stated that the applicant requested that this be tabled.

Motion: Commissioner Higley made a motion, seconded by Commissioner Majmudar, to table PH#3034MA until a future meeting.

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

Votes: 7-0-0

- b. **PH#3037-50 Weymouth Rd**-Special Use Permit Application to establish a farm brewery to allow manufacturing and storage of retail sale of craft beer, Charles Mastroberti, Applicant/Owner; Map 16/Lot 111;R-44 Zone.

Commissioner Petronella read the legal notice.

Charlie Mastroberti, 50 Weymouth Road, addressed the Commission. He provided an overview of his Special Permit request. He stated that they would adhere to all state statutes and town regulations. Mr. Mastroberti stated that they will have a small indoor tap room as well as outdoor seating and parking accommodations. He stated that there will occasionally be acoustic music for entertainment.

Commissioner Higley asked where the overflow will park if they have more people than expected. Mr. Mastroberti stated that there is plenty of room to do another row of parking in the center.

Commissioner Majmudar asked if he will need a special visit back before the Commission for a sign, and stated that he can do it now if he does not want to come back. Mr. Mastroberti stated that the sign was overlooked and he would like to apply for a small sign by the road. Chairman Fiore stated that he will have to come back for that.

Commissioner Hilinski asked how often the food truck will be on the property and what types of food trucks will be present. Mr. Mastroberti stated that they would have different food trucks limited to Fridays and Saturdays. Commissioner Lefakis asked for the planned hours of operation, which Mr. Mastroberti pointed out in the summary.

Commissioner D'Antonio asked if the concrete pads for outdoor seating are the only development, to which Mr. Mastroberti replied that they are and confirmed that there will be minimal changes to the site itself.

Commissioner D'Antonio asked if the parking will be demarcated, to which Mr. Mastroberti replied that there will be demarcation for one handicap spot.

Chairman Fiore asked what is currently being produced on the farm, to which Mr. Mastroberti replied that they are growing honey, Christmas trees, plants, and vegetables. He stated that there will be fruit trees on the back side of the lot where they plan to have a pick your own spot there.

Chairman Fiore stated that Weymouth Road is a little dangerous, to which Mr. Mastroberti replied that they are located on the least dense area of Weymouth Road.

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

Ms. Whitten stated that there were comments from the Health, Police, and Fire Departments, and she would like those to be part of the conditions of approval. Ms. Whitten read through the comments from the various Departments.

Mr. Mastroberti stated that they are hooking up to the existing well and the Health Department said there is no problem with this. He stated that they have their own sewer line and will be hooking up to that, and he was told that this would not be a problem either.

Ms. Whitten suggested that the Staff comments be part of the conditions of approval.

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

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

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner Hilinski, to approve PH#3037 with an added condition for the Staff comments.

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

Votes: 7-0-0

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to move the items in New Business above XZA #3040 on the agenda.

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

Votes: 7-0-0

New Business

- a. **SPR# 1885 – Enfield Terrace** - Site Plan Review to Modify previous approved plan to raise overall elevations of site and building modifications; Enfield Housing Authority, Owner/Applicant; Map 75/Lot 2; I-1 Zone.

Scott Bertrand of the Enfield Housing Authority addressed the Commission along with Ben Wheeler of Design Professionals and David Holmes of Capitol Studio Architects in East Hartford. He stated that they need some site plan modifications.

Mr. Holmes went over the proposed building changes which he stated are minor and were done to reduce construction costs. He described the proposed changes to the site plan, stating that all of the exterior materials are the same and the changes are all very minor.

Mr. Wheeler stated that the number of units has stayed the same and the layout and parking are still the same. He stated that the biggest change is that the site is raised a foot and an earthen berm has been added between Building B and the residences along Route 5. He stated that this enhances the plan as it provides more screening.

Mr. Wheeler stated that they received approval for the changes from the Wetlands Commission.

Mr. Bertrand stated that they are in the process of acquiring the funding, and they will be dedicating some of the space to veterans. He stated that the area will be greatly enhanced.

Commissioner DeGray asked about the timeline for construction and what will be done with people who are still living there. Mr. Bertrand stated that construction depends on financing, but hopefully it will be around 2023. He stated that they are working with a professional relocation company to come up with a relocation plan.

Commissioner DeGray stated that the Fire Department says a hydrant is needed. Mr. Bertrand stated that the location of the hydrant is dependent upon where the final connection has to be for the sprinkler system.

Commissioner Higley stated that the buildings are beautiful and that she is glad they are putting solar on the roofs.

Commissioner Majmudar asked what the A-shaped concrete walkway on the plan does, to which Mr. Wheeler replied that it is an accessible route.

Commissioner Hilinski asked if the current residents will be moved out and reside somewhere else during construction. Mr. Bertrand stated that if they do building A first, they will move residents into the other building during construction. He stated that they can also relocate people on a temporary or permanent basis into one of their other properties.

Commissioner D'Antonio stated that it appears they are extending the sidewalk walkway from the driveway up to Route 5 and asked if it is connected, to which Mr. Bertrand replied that currently it does not connect. He stated that they would like to have it go up to the street.

Commissioner D'Antonio stated that there is a crosswalk to cross Route 5 but it does not go anywhere and there is no sidewalk to the actual sidewalk. He suggested that the town should look into this with the State.

Commissioner D'Antonio asked if the solar will be covering the entire facility's usage. Mr. Bertrand stated that as a minimum they are trying to reduce the usage but also are looking toward resilient power.

Mr. Holmes stated that the units are individually metered, and the goal will be to get all of the electrical on an owner's panel on solar. He stated that the units are designed energy efficiently, and all 99 units are designed to meet the requirements for people with physical disabilities as this is the right thing to do.

Commissioner Alaimo asked if the phasing of this project will impact the CO as happened in a previous application. Ms. Whitten stated that this is different and a bit more straightforward. Mr. Holmes stated that they are calling it a phased approach but it will be seamless. He stated that the first building will be able to be legally occupied before they complete the second building.

Chairman Fiore stated that a landscape maintenance plan should be submitted and asked if this should be a condition of approval. Mr. Wheeler stated that the landscape contractor is required to submit a 1-year warranty and replace anything that is dead or failing and extend that warranty. He stated that they selected white pines as they have a good growth rate and provide good screening, and they are open to other species at the request of the Commission.

Chairman Fiore asked where exactly the berm is going, to which Mr. Wheeler replied that it is on the North side of the site. Mr. Holmes pointed out the berm on the site plan.

Chairman Fiore asked if they should consider granting the extension now, to which Ms. Whitten replied that it would be appropriate to do it now.

Chairman Fiore asked if the applicant is prepared to work with the state on the sidewalk, to which Mr. Bertrand replied that they can advocate strongly for it.

Ms. Whitten stated that Staff has no concerns and the changes were minor.

Commissioner Alaimo asked if the extension should be more than two years, to which Chairman Fiore replied that this is the maximum.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Hilinski, to approve SPR# 1885 and grant a two-year extension.

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

Votes: 7-0-0

- b. **SPR# 1888 – 140-148 Hazard Ave** - Site Plan Review to Modify previous approved plan to replace one story building with 2-story building and an addition; Johnson Memorial Hospital, Inc, Owner/Applicant; Map 65/Lot 69; BP Zone, Map 65/Lot 90; R-44 Zone.

Tony Armelin, Facilities Manager at Johnson Memorial Hospital, addressed the Commission along with Stu Rosenberg, President of Johnson Memorial Hospital.

Mr. Rosenberg utilized a PowerPoint presentation to provide a history of Johnson Memorial Hospital in Enfield. He described the various programs and facilities associated with Trinity Health. He went over their various locations in Enfield as well as associated services.

Mr. Steele utilized an overhead photo of the property to point out the physical features of the site including the various buildings and their uses. He displayed a presentation of the site plan, pointing out the utility lines and boundaries. Mr. Steele went over the existing conditions on the site including the location of the aquifer protection zone. He stated that the water company confirmed that this use does not require an aquifer permit.

Mr. Steele pointed out the proposed buildings on the demolition plan. He stated that they plan to put the new building in front of the existing building, but they need to install additional parking along the eastern boundary.

Mr. Steele described the layout plan which deals with parking and setbacks. He pointed out the new building in front, the addition to the cancer center, and the access road. Mr. Steele stated that they think a curb cut is a good idea to allow deliveries to be able to come in and less truck traffic going through the center of the site. He stated that they would like to talk about a possible text amendment that will allow them to have this curb cut. Mr. Steele showed a plan of what it will look like with the curb cut they hope to come back for.

Mr. Steele pointed out a natural gas powered generator on the site plan. He showed a photograph of where the emergency access will come out, which will satisfy the Fire Department request without having a significant impact on the neighbors.

Mr. Steele went over the various features of the utility plan and lighting plan.

Terri Hahn of LADA, P.C. addressed the Commission to provide an overview of the proposed landscaping. She described the types of plantings they are proposing throughout the site.

Doug Mayne from S/L/A/M Collaborative addressed the Commission. He went over the basic floor plans for the buildings on the site.

Chairman Fiore asked if the chemo mixing lab room is changing, to which Mr. Armelin replied that there will be minimal changes.

Mr. Mayne described the architectural exterior approach to the project, describing the proposed materials for the exterior of the buildings.

Mr. Steele stated that they are proposing 45 additional parking spaces which brings them up to 362. He stated that the regulations allow the Commission to modify their parking requirements based on published data. Mr. Steele stated that only 318 spaces would be required if you use the average, and the regulations state that they need 404. He stated that at 362 they are between these and they are requesting that the Commission approve it.

Mr. Steele stated that the concern regarding the aquifer is with water quantity and water quality. He stated that they have worked this out but can go into more detail if needed.

Mr. Steele concluded that this will be a dramatic improvement to the site, and he would appreciate it if the Commission approves this tonight with Staff-recommended conditions.

Commissioner DeGray stated that the Do Not Enter sign at the traffic circle and the stop sign when exiting out are not on the plan. Mr. Steele pointed out where the Do Not Enter sign will be located as suggested by the Police Department. He stated that the signs are one of the conditions of approval.

Commissioner Hilinski asked if higher level procedures will be performed at the new facility, to which Mr. Armelin replied that they will. He stated that this is the primary reason for the expansion.

Mr. Hilinski asked if they have considered any alternatives to the second entrance off of 190, as there is a lot of traffic and a lot of delays caused by the lights that exist currently. Mr. Steele stated that it is not that big of an increase, and they are only adding 45 parking spaces. He showed a slide of the alternate proposal and described the benefits of the additional curb cut. Mr. Steele reiterated that they are not asking the Commission to approve that tonight. Commissioner Hilinski stated that a lot of people do not follow signs and he is concerned that it will cause more accidents.

Commissioner Petronella stated that the zone line will not be affected, which Mr. Steele confirmed. Commissioner Petronella stated that the emergency access road is a good idea but he is on the fence about using it as a construction access road. Mr. Armelin stated that it will be used very minimally for this purpose.

Commissioner Alaimo asked if the proper radiuses exist at the current main entrance, to which Mr. Steele replied that they do. Commissioner Alaimo asked when the traffic study was done, to which Mr. Steele replied that it was done this year and there was an increase of 40-60 trips during peak hours. He stated that it was found there would be no change to the level of service.

Commissioner D'Antonio stated that the regulations encourage shared access points and asked if there was any consideration to share an access point with one of the neighbors. Mr. Steele stated that he doubts they would be interested in that. He pointed out on the grading plan the elevations of the two sites, explaining that this would present challenges and cause the neighbors to lose parking. Mr. Armelin stated that there is a significant swale there as well.

Commissioner Majmudar asked if it an option to unmerge the lots, to which Mr. Steele replied that Staff was concerned with issues with setbacks. He stated that the intent was always to merge them all.

Commissioner Majmudar stated that the canopy to the new building entrance is smaller than the two canopies that exist. He stated that the turn is very tight, to which Mr. Steele replied that it is tight for box trucks but that is not where deliveries are being dropped off. Mr. Armelin stated that they are seeing traffic reduced a lot due to on-time service. He stated that they can come up with a better traffic pattern in the future.

Commissioner Majmudar stated that he is concerned with construction costs if they are trying to build within 20 feet of an existing building. He asked if there is an impact on traffic during construction.

Chairman Fiore stated that a condition should be that the applicant work with the assessor's office on the lot consolidation issue. Mr. Steele stated that this is included in the Staff Report.

Chairman Fiore stated that the allowance of the emergency access onto Middle Road should be a condition. He stated that a condition needs to be made for the 362 parking spaces, to which Mr. Davis replied that if this is the number on the plan and if the plan is approved, this is the number required.

Chairman Fiore suggested that they add the WPC comments as a condition of approval, to which Mr. Davis replied that it is covered in condition #19. Mr. Steele stated that this is also contained in the motion to approve.

Chairman Fiore stated that he understands the need to use Middle Road at times but he is hoping the construction agent uses this as sparingly as possible. Mr. Armelin stated that this is their community too and they are not looking to make any enemies. He stated that he will be onsite every day and knows almost all of those neighbors by name.

Commissioner Majmudar stated that he would like to see a narrative regarding traffic during construction.

Commissioner D'Antonio stated that he hopes they can take this as an example to revisit their excessive parking requirements.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Higley, to approve SPR# 1888 with conditions.

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

Votes: 7-0-0

c. **8-24 Referral** – Pearl St – Relocation of the Civil War Soldiers' Monument

Ms. Whitten stated that the town is moving forward with the demolition of the Strand and Lamagna Center, and as a result the Civil War Soldiers' monument needs to be relocated. She stated that the town manager and staff were talking about creating a pocket park and moving the Civil War monument to that location.

Commissioner DeGray stated that the statue has been in that location for over 137 years and to move it would be disrespectful. She stated that if they need to move it they should put in on the town hall green with the other veteran memorials. Commissioner DeGray stated that she is upset that it needs to be moved, and other buildings have been torn down in the area and reconstructed without moving it. Commissioner Higley agreed, stating that if it is going to be moved it should go to the town green. Commissioner Lefakis stated that he is in total agreement about this issue.

Chairman Fiore stated that he was in the other end of the referral at one point, and stated that they need to go home and read the document from the Town Manager before they decide to accept this referral. He recommended that they table this.

The Commission discussed how the referral process works. Commissioner Higley asked if the Commission can approve the pocket park without moving the monument, to which Ms. Whitten replied that theoretically they could move the monument without the Commission approval.

Commissioner Hilinski stated that the statue is located here as this location was the center of town, which is what the veterans were fighting for. He stated that he does not see it as disrespectful as they are leaving it closer to the original area where these people lived and worked.

Motion: Commissioner Higley made a motion, seconded by Commissioner Hilinski, to table this 8-24 referral.

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

Votes: 7-0-0

New Public Hearings Continued

- c. **XZA#3040**-Text Amendment to allow recreational retail and production of marijuana establishments; Town of Enfield, Applicant.

Ms. Whitten provided a recap of the passing of the Public Act which permitted retail sale and cultivation of recreational marijuana. She stated that the town will currently be able to accommodate one retail space and one cultivator based on population.

Ms. Whitten presented a PowerPoint presentation regarding the proposed text for separation requirements both within Thompsonville and excluding Thompsonville. She stated that because of the distressed nature of the area, if they were to have a separating distance from residential in Thompsonville then nothing would be permitted as there is so much residential.

Chairman Fiore asked if there was something specific about the parking in Thompsonville. Ms. Whitten stated that if any of these facilities are located outside of Thompsonville, they have to follow the standard parking requirements. She went on to state that parking requirements in Thompsonville would require that the retail have 4 parking spaces per 1,000 SF of leased area.

Chairman Fiore stated that the State of Connecticut and the Town Council have approved this, and there is going to be a lottery for dispensaries and cultivation. He stated that the Thompsonville area is distressed, which is why they qualify for this lottery. Chairman Fiore stated that there is a one or two year wait until the rest of the town would qualify for this.

Commissioner DeGray read from the regulations where exactly the 100 feet is measured from. She stated that 100 feet in Thompsonville is lot line to lot line, not from the center of the property.

Ms. Whitten showed a map of location areas in town that will not be allowed to have either of the facilities. She stated that there are very limited areas where it will be permitted, and pointed these areas out in Thompsonville.

Chairman Fiore read the rules for the public comment portion of the meeting.

Dean Gousse, 151 Spring Street, addressed the Commission. He stated that this amendment singles out a distressed area in town and causes it more distress. Mr. Gousse stated that the separation requirements confirm that the residents of Thompsonville matter less than those in other areas of town. He stated that the residents of Thompsonville should have the same protective parameters as the rest of town and should be treated equally.

Marie Pyznar, 25 Roy Street, addressed the Commission as a resident. She stated that she is against the amending of the 1,000 feet to 100 feet to accommodate recreational cannabis in Thompsonville. Ms. Pyznar stated that they are going to start seeing Thompsonville becoming more welcoming and attracting young families, and a cannabis facility will cancel out all of the hard work they have done to improve the Thompsonville Village.

Lucien Lefevre, 54 Kimberly Drive, addressed the Commission. He stated that he does not understand why they use different distances for different areas of town, and the rules should be the same for all areas of town.

Sheila Munroe, 3 Stacy Lane, addressed the Commission. She stated that Thompsonville could have been like a little Northampton. Ms. Munroe stated that if it is medicinal, they should put it where the medical facilities are such as the previous applicant. She stated that she does not like the T'ville name, and it makes it sound like a bad area. Ms. Munroe stated that she believes it will be the demise of Thompsonville.

Matt Schmidt, 1304 Bigelow Commons, addressed the Commission. He stated that he is opposed to having different buffer zones or separation requirements for cannabis facilities. Mr. Schmidt stated that there is nothing in the Senate bill that ties impact areas to priority, and he believes Councilor Santanella misunderstood this. He stated that creating different buffer zones in Thompsonville accomplishes nothing, and suggested that the Commission delve into the statute so they do not find they made a mistake about something so important. Mr. Schmidt concluded that Thompsonville deserves equal protection as the rest of the town.

Kelly Hemmeler, 10 Hartford Avenue, addressed the Commission as a resident. She stated that zoning rules for Thompsonville should be the same as they are for the rest of the town, and this will pose a

problem for residents in terms of parking. Ms. Hemmeler stated that if a 1,000 foot buffer is good for the rest of the town, it is good for Thompsonville.

Albert Keenan, Burns Avenue, addressed the Commission. He stated that he has no concern about dispensaries as a business, but he is concerned with a different set of rules for a specific section of town. He stated that Thompsonville should not be singled out.

Donna Szewczak, 35 South Road, addressed the Commission. She stated that everyone must be treated equally and the rules have to be the rules. Ms. Szewczak stated that this is a controlled substance like alcohol, and the dispensaries need parking as it takes a while for people to go through. She stated that she is concerned that in this lottery they could end up with an absentee dispensary person, and asked the Commission to think twice and respect the whole town on an equal playing field.

Karen LaPlante, 166 North Maple Street, addressed the Commission on behalf of herself. She asked why they are degrading the people of Thompsonville in this way, and stated that the regulations do not look like any of their other regulations. Ms. LaPlante asked if a facility would have to meet all of the other regulations, and stated that the parking and buffers should not be lower just because it is in Thompsonville. She suggested that land trusts and private open space should be included under private recreation areas. Ms. LaPlante asked if a facility is within an Industrial zone, does it have to comply with the other regulations of the Industrial zone. She stated that she is concerned about buffers and setbacks, and stated that she does not agree with the 200 foot separating distances in a residentially zoned property. Ms. LaPlante questioned the separation requirements being different in Thompsonville from the rest of the town.

Gretchen Pfeifer-Hall, 4 Somers Road, addressed the Commission. She stated that she agrees with what everyone else has said, but has a specific question on Section F. She stated that Section F says production facilities are limited to specific zones, including 52 Prospect Street, which is the Buildings & Grounds property. Ms. Pfeifer-Hall stated that she owns two properties that directly abut this property, and it is difficult maneuvering down the street until you get to Kelly Fradet. She stated that no retail facility should be in this location as it is completely surrounded by residential properties.

Ms. Pfeifer-Hall stated that when she drives down there she has to be careful due to children in the area and she believes it would be a dangerous situations.

Sheila Munroe, 3 Stacy Lane, addressed the Commission for a second time. She stated that Agawam voted only to allow cultivation and production, which is at the old Chez Josef. She stated that there is no signage at all so they get the benefit without the extra traffic and policing.

Ms. Whitten stated that the yellow and the orange on the map are the TD4 and 5 zones. Commissioner Alaimo pointed out the street names associated with the yellow and orange areas.

Chairman Fiore stated that they are looking at this as economic development, understanding some of the limitations in Thompsonville. He stated that a lot of them were born and raised in Thompsonville, and his family goes back three generations there.

Chairman Fiore stated that he would not have any buffers at all and explained the reason for the 1,500 feet around schools, as they were sticking with the federal drug free zone. He stated that they visited a facility and were very impressed, and these are destination areas where people are dropping over \$125 dollars a pop. He stated that retail development is happening and will impact parking.

Chairman Fiore stated that this is a Special Use Permit, not a Site Plan Review. He stated that they can add land trusts and private open space, and Article 8.123 should say 8.124.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to add land trusts and private open space.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to change Article 8.123 to 8.124.

Commissioner D'Antonio stated that there is a lot of precedent for treating Thompsonville differently, as it is the more urban, walkable, and human-centric design.

Commissioner Alaimo stated that he was very impressed with the facility they visited, and it is very secure and highly regulated. He stated that they were told to consider a retail area as you need a lot of parking and a minimum of 7 cash registers. He stated that he does not know if they are teetering on spot zoning, and perhaps all of the town should uniform to the liquor regulations. Chairman Fiore stated that they cannot go into the mall as there is a church in the mall, to which Commissioner Alaimo replied that they can get rid of the distances.

Motion: Commissioner Alaimo made a motion to make the separation items in E, A, and B to also reflect the separation items in F, B and C. There was no second.

Commissioner DeGray stated that the residents of Thompsonville are feeling disrespected and have concerns with parking, narrow streets, and traffic. She stated that they do not even know if they will be selected. Commissioner DeGray stated that they should just have one set of regulations for the whole town.

Commissioner Lefakis agreed with Commissioners DeGray and Alaimo.

Commissioner Hilinski stated that they are doing a lot in Thompsonville to develop the area, which gives a lot of respect to the area. He stated that it is a good business to have in the Thompsonville area and they should provide an incentive to a developer to put a facility there. He stated that this would be an advantage to the area, not a disadvantage.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Hilinski, to approve XZA#3040 as amended.

Motion: Commissioner Higley made a motion, seconded by Commissioner Hilinski, to waive the rest of the reading of the entire text.

The motion passed with a 6-1-0 vote with Commissioner Alaimo voting against.

Votes: 6-1-0

Opportunities/Unresolved Issues

Commissioner Lefakis asked if someone is going to address the concerns of the resident who said her questions were not answered. Ms. Whitten stated that at the last meeting she said she would respond and she did start writing out the answers, but got extremely busy and did not finish it. She stated that she did not recall getting a call from her, but she is using three phones right now and will plan to touch base with her tomorrow. Ms. Whitten stated that it had gone to legal and she had to find out what she could respond to.

Chairman Fiore requested that he would like to add an item to the next agenda, to discuss the possibility of changing some of their regulations for large buildings. The Commission agreed to start this discussion.

Adjournment

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

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

Votes: 7-0-0

The meeting was adjourned at 10:40 PM.

Prepared by: Elizabeth Bouley

Respectfully Submitted,

John Petronella, Secretary