

ENFIELD PLANNING AND ZONING COMMISSION  
LIVE REGULAR MEETING  
**MINUTES**  
Thursday, May 26, 2022 – 7:00 p.m.  
ENFIELD TOWN HALL - COUNCIL CHAMBERS  
820 ENFIELD STREET - ENFIELD, CT

RECEIVED  
ENFIELD TOWN CLERK  
2022 JUN - 1 PM 1:42  
Shirley M. Bailey

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**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, Kenneth Hilinski, (virtual), Linda DeGray, Frank Alaimo, and Alternate Commissioners Vinnie Grillo and Christian D’Antonio. Absent were Commissioners Kiran Majmudar and Nicles Lefakis.

Chairman Fiore seated Alternate Commissioner D’Antonio.

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

**Approval of Minutes**

- a. May 12, 2022 – Regular Meeting

**Motion:** Commissioner Higley made a motion, seconded by Commissioner DeGray, to approve the minutes of the May 12, 2022 Regular Meeting.

Commissioner DeGray stated that the second paragraph under Old Business is talking about the pocket park but the first and second sentences were a little confusing. She stated that the sentence should be clarified, to which Ms. Whitten replied that she was referring to the area where the statue sits being designated a park. Commissioner DeGray stated that she would like to make a motion to clarify this. She went on to state that they should spell out what a MOU is in the minutes. Commissioner Alaimo stated that it is a Memo of Understanding.

Commissioner DeGray stated that there should be clarification on what Lori Parker said she wants a moratorium on, which is two years or longer on large buildings.

Chairman Fiore stated that in Other Business on page 8 Commissioner Grillo’s name is misspelled. He read through the four corrections that the Commission would like made.

**Motion:** Commissioner Alaimo made a motion, seconded by Commissioner Higley, to approve the minutes of the May 12, 2022 Regular meeting as amended.

The motion passed with a 7-0-1 vote with Commissioner D’Antonio abstaining.

**Votes: 7-0-1**

**Public Participation**

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

## **New Public Hearings**

- a. **PH# 3024 - 100 Elm Street-** Application for the interior addition of a deli; Christopher Algoo, Applicant; Alliance Energy, LLC, Owner; Map 43/ Lot 15; BR Zone.

Christopher Algoo, 42 Ridge Road, Glastonbury, addressed the Commission. He stated that he is adding a basic deli to the store, as it has been difficult for them during COVID. He stated that they have gone back and forth with the Health Department and are finally ready.

Chairman Fiore asked if it is a full blown deli, to which Mr. Algoo replied that there is no seating and just takeout. He stated that there would be no cooking taking place onsite, just sandwiches.

Commissioner Higley asked if there is enough parking onsite, to which Mr. Algoo replied that there is.

Commissioner DeGray asked if customers would be able to get the sandwich at the Dunkin drive through, to which Mr. Algoo replied that they would not.

Chairman Fiore asked if the applicant is agreeable to the site specific conditions. Mr. Algoo stated that he is.

Commissioner Hilinski asked if the property owners have officially approved the change at this point. Mr. Algoo stated that they signed a letter and it was provided.

Commissioner Alaimo asked if the deli will be open 24 hours, to which Mr. Algoo replied that the hours would probably be lunch into dinner.

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

**Motion:** Commissioner Higley made a motion, seconded by Commissioner D'Antonio, 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 Alaimo, to approve PH# 3024.

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

**Votes: 7-0-0**

- b. **PH# 3036 - 33 Palomba Drive-** Application for a used car dealership; Gale Toyota Inc dba Buy Center of Enfield, Applicant; Machem LLC, Owner; Map 57/ Lot 343; BR Zone

Michael Green, 687 Hall Hill Road, Somers, addressed the Commission. He stated that this is a buy center to buy vehicles from the public, and that it is located across the street from Gale Toyota. Mr. Green stated that they would like to be able to complete transactions at 33 Palomba Drive.

Commissioner DeGray stated that the website lists cars for sale at The Buy Center and asked if the cars are sold in Enfield or West Springfield. Mr. Green stated that all of the cars are located at 50 Palomba Drive in Gale Toyota's lot. He explained that the vehicles are branded Crazy Jay's Scratch & Dent but are sold at Gale Toyota.

He stated that there is no inventory or sales at 33 Palomba Drive. Commissioner DeGray stated that the ad is very confusing, to which Mr. Green replied that he can separate that on the website.

Commissioner DeGray stated that she is concerned about the spaces due to the other businesses there such as Porter & Chester and Shine Doctor. She stated that the parking lot was pretty full when she was there yesterday and she is concerned that they do not have enough parking. Mr. Green stated that there will be no change to parking from what they are doing now. He stated that there are enough parking spaces.

Commissioner Hilinski stated that he noticed a lot of people crossing the street from Gale Toyota to Firestone and he is concerned that this is a safety issue. He stated that they should consider having a safety crosswalk there. Mr. Green stated that they have had a few incidents over the years with people running the stop sign.

Commissioner Alaimo stated that the application was approved by the traffic safety officer, which may answer their safety issue. Mr. Davis stated that the Police approval was in relation to vehicular traffic rather than pedestrian traffic. Commissioner Petronella asked if they can put in a referral to the traffic safety officer to put a crosswalk there. Ms. Whitten stated that they can do this.

Commissioner Petronella asked if the Motor Vehicle Department needs Commission approval in order for the applicant to get a license on that location, to which Mr. Green replied that he believes so. Mr. Davis stated that the area is automotive oriented so the use is not a concern. He stated that they have not answered the question of Buy Center versus Gale. Mr. Davis stated that when Buy Center buys cars, they sell them. Mr. Green explained that the check is from Gale Toyota. Mr. Davis stated that Buy Center sells the cars, so Buy Center needs the approval to sell the cars. Mr. Green stated that it is Gale's Buy Center of Enfield. Mr. Davis stated that the DMV is saying that Buy Center cannot do this at 33 Palomba under the licenses held by Gale Toyota at 50 Palomba. He stated that the approval can be given in the name of Buy Center exclusively so they can resolve the issues with ZBA, but he wanted some consensus. Mr. Green stated that this sounds like the best way, to which Mr. Davis replied that it sounds like the only thing that DMV will accept.

Commissioner Higley asked if Buy Center can sell their vehicles at Gale, to which Mr. Davis replied that they cannot and Buy Center would be totally separate under the DMV. He stated that they can sell as Buy Center at 33 Palomba. Commissioner Higley asked the applicant if he would be selling at Gale, to which he replied that he would not but may be selling to Gale.

Commissioner Petronella stated that the Buy Center is a separate entity that will be getting the approval and licenses. Mr. Green stated that he understands this. Mr. Davis suggested that they leave the hearing open and come back in two weeks to wrap it up.

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

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Petronella, to table PH# 3036 until the June 9, 2022 meeting.

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

**Votes: 7-0-0**

- c. **PH# 3038 - 370 North Maple Street-** Modification to allow a solid vinyl fence to replace earthen berm; Mayfield Place LLC, Applicant/Owner; Map 78/ Lot 30; MFHD Zone.

Tim Coon of J.R. Russo & Associates addressed the Commission as a representative for Mayfield Place, LLC. He stated that they would like a solid vinyl fence to replace the earthen berm along the common property line with Dartmoor. He displayed a site plan and described the location and dimensions of the property. Mr. Coon stated that the apartment complex is nearing completion. He stated that they would like to replace the 4' high landscape berm with a 6' fence, which the Dartmoor Homeowners Association agreed to.

Mr. Coon utilized an aerial photograph to illustrate the Dartmoor units nearest to the fence. He stated that Staff has no concerns but did stipulate two conditions that the fence should be extended and maintained in perpetuity. He stated that they would prefer not to have to extend the fence and would like to eliminate this condition. Mr. Coon stated that the area is heavily wooded and they feel that the existing trees provide a sufficient buffer and screening to the Dartmoor residences.

Commissioner DeGray stated that she could see through the trees from Dartmoor when she visited the site prior to the trees blooming. She stated that during the winter months the people in the condos closer to the main road will be able to see, and she does not think they should take out the extension of the fence due to privacy. Chairman Fiore stated that he agrees with Commissioner DeGray; Commissioner Higley agreed.

Commissioner Alaimo asked if there are any circumstances that make them not want to install the fence, such as topography. Mr. Coon stated that it is an unnecessary expense as it does not provide much benefit as far as screening.

Commissioner Petronella asked if the initial berm extended the 175 extra feet, to which Mr. Coon replied that it did. Commissioner Petronella stated that the fence should be extended per Staff recommendations; Commissioner Hilinski stated that he would be in favor of extending the fence.

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

Mr. Davis stated that the reason the condition was included is that the original plan had the berm extending for that distance. He stated that he is not sure what Dartmoor and this group agreed to so he did not want to suggest something that would get them in the middle.

Commissioner Alaimo stated that the fence is less expensive than the berm and would look nicer. Mr. Coon stated that the application was for the fence as it is shown on the plan to replace all of the berm.

**Motion:** Commissioner Higley 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 Petronella made a motion, seconded by Commissioner DeGray, to approve PH# 3038.

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

**Votes: 7-0-0**

- d. **PH# 3034MA - 1706 King Street-** Zone change request from Business General to Industrial-1; Josh Sullivan, Applicant; Burlington Coat Factory, Owner; Map 14/Lot 26; BG Zone.

Attorney Thomas Fahey addressed the Commission on behalf of the applicant. He stated that the sign for the Public Hearing has been on King Street for more than 10 days on the Enfield portion of the property. Mr. Fahey stated that CRCOG had no opposition to the application, and there was also notice to the Town of East Windsor, which is required by statute.

Mr. Fahey utilized a site plan to illustrate the property lines and show which portions of the property are in Enfield and which are in East Windsor. He stated that Burlington left the property as it was no longer working for retail use, and this building is now empty but is an ideal site for True Storage. Mr. Fahey stated that they would not need to make any changes to the exterior of the building. He stated that they intend to bring the property into Industrial-1 where warehouse use is permitted, which is consistent with the POCD according to Staff.

Commissioner D'Antonio stated that there is a State of Connecticut property on the site and asked what that is. Mr. Davis stated that the town can re-zone the State piece, but there would be no material benefit as it is owned by the State.

Ms. Whitten stated that the State trumps any town zoning, so they can put anything they want there. Commissioner D'Antonio stated that the point of this is to update the zoning map to reflect the more Industrial area, and if they can do that without any repercussions from the State then that area will be zoned Industrial for the future. Mr. Davis stated that they can do this and he does not think the State will object. Commissioner Alaimo stated that these areas were meant to be rest areas off of 91.

Mr. Fahey stated that if the town wants to do this it cannot be done with this application as there was not proper notification to the state.

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

Mr. Davis stated that the application is consistent with the POCD and they did include an effective date recommendation as well as some findings.

Chairman Fiore stated that he agrees this is compliant with the POCD.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Alaimo, 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# 3034MA.

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

**Votes: 7-0-0**

Chairman Fiore stated that the Commission found the application to be consistent with the POCD and the effective date is 8:30 AM on Thursday, June 9<sup>th</sup>.

The Commission took a 5-minute recess.

- e. **PH# 3041 - 98 Prospect Street-** Application for a conversion to open storage; Kelly-Fradet Lumber, Inc, Applicant; Town of Enfield, Owner; Map 21/Lot 20; I-1 Zone

David Weeks, 56 Fields Drive, East Longmeadow, Massachusetts addressed the Commission. He stated that they would like to have outside storage on the property, which is less than an acre. Mr. Weeks stated that it is a Brownfield property and is contaminated. He stated that it has to be approved in order for them to buy it and then clean it up and move forward.

Mr. Weeks stated that they plan to put a fence in front of the property so it will be very safe.

Commissioner Alaimo stated that he is happy to see something being done with the property.

Chairman Fiore asked if this is where the oil company used to be, to which Mr. Weeks replied that it is.

Commissioner Petronella asked if storage would be lumber, to which Mr. Weeks replied that it could be shingles, Treks, or lumber. He stated that most of it will be paved and they will be encapsulating the lousy soil. He stated that the rain water will be going forward rather than backward.

Commissioner Petronella stated that this is Industrial property and will fall into the new outside storage regulations. Mr. Davis stated that there were multiple variances issued by the ZBA in order to accommodate this.

Ms. Whitten stated that this is currently town owned and they have been working on developing the remediation action plan. She stated that it makes sense to have Kelly Fradet expand into the area for more outside storage as no one else can really do anything there.

Commissioner D'Antonio asked how much will be paved, to which Mr. Weeks replied probably 80-85%. He stated that they would like to pave the whole thing as they need the space, but the grassy area drops off.

Commissioner Hilinski asked if the remediation plan will cap the facility property so it will be safe for employees to work there, and if employees will need to wear protective equipment. Mr. Weeks stated that Tighe and Bond will be overseeing everything and the State will be monitoring it as well, and they will never be able to dig into that again. Ms. Whitten stated that Tighe and Bond will make sure that the site is safe and a lot of material will need to be removed.

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

Mr. Davis stated that the Commission has nothing to do with the remediation and they are only approving the plan for storage. Ms. Whitten stated that they can get the property back onto the tax roles with this.

**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 DeGray, to approve PH# 3041.

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

**Votes: 7-0-0**

### **Old Public Hearings**

### **New Business**

- a. **SPR# 1891 - 9 Moody Rd, Unit 3a-** Application for a fabrication facility and window wraps for vehicles; Shaun Mayo, Applicant; Anderson Properties, LLC, Owner; Map 75/Lot 36; I-1 Zone.

Shaun Mayo, 14 Post Road, addressed the Commission. He stated that he is filing for an application on a site plan for fabrication on his window tint and vinyl wrap shop with accessory use for retail sales.

Commissioner DeGray asked if he is the only employee, to which Mr. Mayo replied that he is but in the future would like to hire more people on. He stated that he can fit two cars in the bay at a time.

Chairman Fiore stated that there will be some things he will not be able to sell there, including products that are not fabricated on the site. He stated that the applicant will not be able to do any work outside. Mr. Mayo stated that he understands this.

Commissioner Alaimo asked what vinyl wrapping is, to which Mr. Mayo replied that it is a color changing or paint protection film. He stated that they also do printed graphics on commercial vehicles. He stated that Mr. Rachele was very helpful.

Commissioner Higley asked how long the vinyl wrapping lasts, to which Mr. Mayo replied that it can last almost the life of the vehicle if properly maintained.

**Motion:** Commissioner Petronella made a motion, seconded by Commissioner Alaimo, to approve SPR# 1891.

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

**Votes: 7-0-0**

- b. **SPR# 1892 - 53 Manning Road-** Application requesting approval for an indoor long term parking facility; Walter LaBonte, Applicant; KBRC Realty, LLC, Owner; Map 32/ Lot 15; I-1 Zone

Walter "Chip" LaBonte, Sherborn, Massachusetts, addressed the Commission. He stated that their tenant, Brooks Brothers, left the building with all of their stuff inside of it. Mr. LaBonte stated that All-Purpose Storage, Enfield now owns the building and he is a tenant in the second floor. He stated that they have been trying to lease that portion of the building for a couple of years, but it is difficult as the building is obsolete with two overhead doors and also due to traffic concerns on Manning Road.

Mr. LaBonte stated that the idea is catering to the business of long-term parking. He stated that this is the lowest traffic use, and they will use either a lift or a ramp to bring cars into the building. Mr. LaBonte stated that they have had a lot of preliminary Engineering work done and they have letters confirming the building's ability to do this. He stated that the sprinklers need to be replaced and the HVAC needs to be updated in order to address Department concerns. Mr. LaBonte stated that this is the lowest impact use for the neighborhood.

Chairman Fiore read over the Fire Marshal's comments, and stated that this will be a big financial investment. He asked if the vehicles will be stored with gasoline still in their tanks. Mr. LaBonte stated that there would be only cars and no RVs. He stated that he will defer to the Fire Department in terms of the gasoline in the tanks.

Commissioner Higley asked if trucks and boats will be stored, to which Mr. LaBonte replied that there will be no boats as the sprinkler system cannot handle it. He stated that RVs are way too big and this is mainly for people with nice cars who do not have enough garage space to store them.

Commissioner Alaimo asked if the applicant owns the building, to which Mr. LaBonte replied that he does not. Commissioner Alaimo asked if the farmer's market that they approved will be happening. Mr. LaBonte stated that it is not and the town did their own. He stated that COVID got really strong in the fall and people were not interested in the farmer's market.

Commissioner Grillo asked if the second floor will hold all of those cars. Mr. LaBonte stated that it would, and Chairman Fiore stated that it was solid. Mr. LaBonte stated that he has a letter dated February 2022 that confirms the ability of the building to accommodate this use.

Commissioner Alaimo asked if people will have free rein to go in and out. Mr. LaBonte stated that they will not and the plan is to only be open 1 or 2 days per week. He stated that the public will not have free rein to go in and do anything.

Commissioner Petronella asked if there is full-time security, to which Mr. LaBonte replied that it will be electronic. Commissioner Petronella stated that to him this is storage and not parking. Ms. Whitten stated that there is no problem calling it storage of vehicles, and that is long term parking.

Commissioner Petronella stated that the cars are lighter per square foot than storage, so there should be no issues there.

Chairman Fiore stated that he would like to have the North Thompsonville Fire Marshal's comments in the site plan. Ms. Whitten stated that they would add conditions with the Fire and Building comments and suggested that Staff should review the grading plan that the Fire Marshal is recommending.

**Motion:** Commissioner Petronella made a motion, seconded by Commissioner Alaimo, to approve SPR# 1892 with 17 listed conditions along with the Fire Marshal's conditions and the Building Department's review comments, both dated May 26, 2022.

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

**Votes: 7-0-0**

### **Other Business**

- a. Discussion on size limits for warehouse distribution centers

Ms. Whitten distributed materials to the Commission. She went over some of the details of the Windsor regulations regarding warehouse distribution centers. She stated that she has a call in to the Town Planner in Windsor to get some information regarding where they came up with their criteria. Ms. Whitten stated that she thinks they should do the text change as the moratorium would restrict development in town.



Chairman Fiore stated that the Commission decided informally not to do the moratorium and he thinks they should proceed with the text change. He read portions of the Journal Inquirer article about the Windsor distribution centers.

Commissioner Hilinski stated they want warehouses to be in areas that do not impact neighborhoods as much. He stated that he has concerns regarding traffic with trucks going into these warehouses. Commissioner Hilinski stated that he likes the Special Use Permit as it give them some flexibility, but he also thinks they need to limit the size of these facilities to a reasonable level.

Commissioner Petronella asked how much traffic triggers an STC review. Ms. Whitten stated that it is anything over 200 parking spaces. Commissioner Petronella stated that the regulations from Windsor provide great information, and he would like an analysis on how it compares to the two most recent warehouses in Enfield.

Chairman Fiore asked if loading docks are included as parking spaces, to which Ms. Whitten replied that they are not as people should not be parking at the loading dock.

Commissioner Alaimo stated that Staff was going to get them a list of parcels in town that might fit a large building. Chairman Fiore stated that this may not tell them everything they need to know as people can buy up small lots and merge them.

Commissioner Alaimo stated that should not allow that zoning anywhere near Residential, and they need to look at the whole community.

Commissioner Higley stated that it is confusing that there is no Agricultural zone.

Commissioner Hilinski stated that he is leaning toward doing some zoning changes as that is the only way to solve this problem. He stated that areas need to be designated for these large buildings in more remote areas.

Commissioner Petronella requested a larger town map that is legible. Ms. Whitten stated that the GIS is accessible, and she will look into getting large sized prints for the Commission.

Commissioner D'Antonio stated that it is important to strike a balance so they are being reasonable and not too restrictive.

### **Commissioner's Correspondence**

Chairman Fiore explained why he now believes it is best to leave the P&Z rules alone and not change the agenda. The Commission agreed to leave the agenda the way it is.

### **Director of Planning Report**

Ms. Whitten stated that the traffic impact study around the old mall will be presented at an upcoming meeting. Commissioner Alaimo requested that the mall people come as well, since the people in the community want to know what is going on with the mall. Commissioner Grillo stated that the mall will stay how it is until they find a new buyer. Commissioner Alaimo stated that they did a lot of work dividing the mall into parcels so it would be nice to have an update for the community.

### **Receipt of applications**

Ms. Whitten stated that they got an application for the rezone for the site plan they did tonight.

Chairman Fiore asked if they have anything to do with the Kelly Fradet changes that are going down in the old Enfield Lumber. Ms. Whitten stated that they have not received this application.

### **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 9:16 PM.

Prepared by: Elizabeth Bouley

Respectfully Submitted,

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John Petronella, Secretary