

ENFIELD PLANNING AND ZONING COMMISSION
LIVE REGULAR MEETING
MINUTES
Thursday, June 30, 2022 – 7:00 p.m.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK
2022 JUL -5 AM 9:09
Shirley M Bailey

Call to Order & Pledge of Allegiance

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

Roll Call

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

Chairman Fiore seated Alternate Commissioners Grillo and Lefakis.

Also present was Laurie Whitten, Director of Development Services.

Approval of Minutes

- a. June 9, 2022 – Regular Meeting

Motion: Commissioner Hilinski made a motion, seconded by Commissioner Higley, to approve the minutes from the June 9, 2022 Regular Meeting.

Chairman Fiore stated that on page 3 it should say that he asked the applicant if he understood all of the conditions, and the applicant said yes.

Chairman Fiore stated that at the bottom of page 6 it should say that the public meeting at the Senior Center is so everyone can see the new proposal and not the master plan.

Motion: Commissioner Alaimo made a motion, seconded by Commissioner DeGray, to approve the minutes as amended.

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

Votes: 7-0-1

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to move Item 12D Traffic Impact Study- CRCOG Presentation to the spot where they have Bond Releases.

The motion passed with a 8-0-0 vote.

Votes: 8-0-0

Town Attorney Report

Chairman Fiore stated that they received the Town Attorney report and hopefully everyone had a chance to see it.

Public Participation

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

Traffic Impact Study- CRCOG Presentation

Caitlin Palmer of CRCOG addressed the Commission along with Chris Henchey of CRCOG. Ms. Palmer presented a PowerPoint presentation of the traffic impact study at the Enfield Square Mall and 15 intersections. She provided photographs from their site visits to show the lack of marked crosswalks at busy intersections as well as issues with the sidewalks and crosswalks not being ADA compliant or safe for pedestrians. Ms. Palmer described the near-miss crashes they witnessed and described some of the other safety issues. She stated that there is more pedestrian traffic on 220 than 190.

Ms. Palmer described the crash history from 2017 to 2020, stating that there were 471 crashes during this time. She pointed out on a map where those crashes took place and described the different types of crashes and damage that took place.

Ms. Palmer described what is meant by Level of Service (LOS) and went over the existing LOS at the project area intersections. She showed maps to illustrate the difference between the existing LOS and the future LOS if nothing is done to mitigate traffic in this area.

Ms. Palmer stated that according to the market study, multifamily residential was identified as a primary opportunity along with other types of housing. She stated that specific types of retail including big box, restaurants, and retail integrated into mixed-use development were also found to have market potential. Ms. Palmer went over the numbers of units that could be supported for the various potential uses.

Ms. Palmer went over the results of the visual preference survey, stating that there were 1,187 respondents. She stated that in general people are concerned about traffic congestion and making the area more pedestrian and bicycle friendly.

Ms. Palmer stated that the next step is a traffic impact study followed by mitigation studies for the traffic that is generated, and explained the reasons for this.

Commissioner Alaimo asked if the current safety hazards with sidewalks, crosswalks, and traffic signals need to be corrected. Ms. Palmer stated that they do and explained that they also need an ADA transition plan. She stated that they will detail this in their final report.

Chairman Fiore stated that 220 is a state road and asked if the town is responsible for making that ADA compliant and fixing the crosswalks. Ms. Palmer stated in her experience the side road pieces fall to the town while the areas that cross the roads are the state's responsibility.

Commissioner D'Antonio asked how unique the area for development is for the region and surrounding towns. Ms. Palmer stated that it depends upon the use, and the proximity of Thompsonville is a huge boon for this particular site and location.

Commissioner D'Antonio asked if there will be coordination with CROG in reviewing the existing zoning to make development possible. Ms. Whitten stated that there will, and they have been working together for quite some time. She stated that the owners of the mall have been involved in the study and have provided their input as to what they would like to see as well.

Commissioner Hilinski asked if the volume of pedestrian traffic on 220 is higher than on 190, to which Ms. Palmer replied that anecdotally it is. Commissioner Hilinski asked why the pedestrian traffic is higher on 220, to which Ms. Palmer replied that it could be the uses or the character on 220. She stated that there are sidewalks on both sides of the road on much of 220, but not on 190. Mr. Henchey stated that 220 is a better connection to Thompsonville as 190 just goes to the river.

Commissioner Alaimo asked if he could see the crash information during the pandemic versus not during the pandemic. Ms. Palmer stated that there were many less crashes in 2020, likely due to less people being on the road.

Commissioner Alaimo stated that there is not a lot of residential around 190 while 220 is surrounded by residential.

Commissioner Hilinski stated that he sees a lot of people walking 190 across the 91 overpass and toward Thompsonville. He stated that they seem to be mainly workers, and this seems very dangerous.

Commissioner Lefakis stated that there was an inconsistency in the survey results in that the preference for a private entrance conflicts with the preference for retail downstairs with residential upstairs. Ms. Palmer stated that this speaks to the desire for a mix.

New Public Hearings

- a. **PH#3040MA – 1297 Enfield St**–Zone change request from HR-33 to SDD; Felician Sisters of North America Real Estate, Applicant/Owner; Map 49/Lot 2; HR-33 Zone.

Commissioner Grillo asked if the applicant would like him to recuse himself, to which Mr. Landolina replied that he would, based on his previous comments that he will never approve this zone change. Commissioner Grillo stated that he will recuse himself out of respect for the Commission and left the meeting.

Chairman Fiore seated Alternate Commissioners D'Antonio and Lefakis.

Chairman Fiore stated that they received the petition to require a super-majority and this petition has not been verified so they will be leaving the hearing open and not voting tonight.

Commissioner DeGray took the roll and present were Commissioners Lewis Fiore, Virginia Higley, Kenneth Hilinski, Linda DeGray, Frank Alaimo, and Alternate Commissioner Christian D'Antonio,

and Nicles Lefakis. Absent were Commissioners John Petronella, Vinnie Grillo, and Kiran Majmudar.

Carl Landolina of Fahey & Landolina in Windsor Locks, Connecticut addressed the Commission. He stated that they came up with a new proposal that takes into consideration some of the comments and concerns from the Commission and the public. He introduced Sister Nancy of the Felician Sisters, Bridget Armstrong of the Felician Sisters and Kristin Anderson from The Community Builders development team.

Sister Nancy provided a history of the Felician Sisters, describing the various services they provided over the years. She stated that the redevelopment of the campus is an opportunity to preserve the legacy of the Felician Sisters by making the lives of those around them a bit better.

Ms. Armstrong stated that the Felician Sisters have always been smart and determined, and they recognize that they need a plan for the campus. She described the challenges facing the sisters, stating that doing nothing is not an option as the current situation is not financially sustainable. Ms. Armstrong stated that an intergenerational campus had already begun between the Montessori School and the elderly residents. She described how the buildings can be adapted to transform to an intergenerational campus, and explained how this will benefit the town and residents.

Ms. Armstrong stated that the updated plan includes 250 units with 90% of the existing green space being preserved. She stated that five buildings would be preserved and two new buildings constructed behind the existing buildings, with a maximum height of 3-4 stories, so that the current view from Enfield Street will not change. Ms. Armstrong stated that this is a ten-year plan that will take place in four phases, and described the numbers and ages of people they anticipate living on the campus.

Ms. Armstrong stated that the development will be taxable, and they are expecting approximately 16 to 53 school-aged children on campus in ten years as opposed to the misconception that there will be hundreds of school-aged children. Ms. Armstrong stated that there will be no increase in cost to taxpayers, and traffic will not be negatively impacted.

Ms. Anderson stated that they have done a lot of outreach on this project, including meetings with town leadership, ART, abutters, the public, Montessori School parents, and the advisory committee. She stated that the feedback they received is that the open space is important, so a big part of this plan is preserving that open space.

Ms. Anderson went over the proposed overall uses on the site, including family housing and shared open space, senior and shared amenity space, and Enfield Montessori School space. She shared the proposed master plan to show the existing and new buildings as well as roads/parking, walking paths, and historic land boundary.

Ms. Anderson pointed out the key changes to the initial concept including fewer buildings, less density/fewer units, minimization of impervious surfaces, maintaining the site lines from Enfield Street, reducing traffic/parking impact, and adding amenities to benefit seniors and families.

Ms. Anderson stated that the proposed housing is affordable senior housing that meets the incomes of seniors on fixed incomes and working families making \$40,000 to \$80,000 per year. She stated that the look and the feel of the campus are not changing and it will continue to contribute to the Historic District.

Ms. Anderson stated that there will be an increase in the number of people, but the infrastructure for greater density is currently in place and they will be building off of that.

Ms. Anderson stated that the Sisters continue to own the property and continue to oversee it. She stated that without a financially sustainable model, the Sisters cannot continue to maintain the campus.

Ms. Anderson stated that this plan allows for full-scale onsite property management services that oversee the addition of new tenants as well as the maintenance of the property.

Ms. Anderson stated that this is a long-term vision and described the timeline of the ten-year plan.

Mr. Landolina stated that the Blair Manor project was also in a residential zone, so this has been done before. He read a portion of his previous materials that were included in the Commission's packets from two weeks ago, stating that the Commission shall take into consideration the POCD in making their decision. Mr. Landolina described case law when it comes to zone changes and explained how the proposed plan complies with the current zoning regulations as well as the POCD. He read various excerpts from the POCD and explained how the proposed plan complies. Chairman Fiore requested that they stay away from the working POCD as it has not been presented to some of the Commissioners yet.

Mr. Landolina stated that the population is aging and the retail sector is the main driver for economic survival. He stated that the conclusion drawn by Mr. Poland is that multi-family housing is what they need to look at in the future. He stated that this project services the needs of the working family.

Mr. Landolina went over the state POCD and state policies. He stated that there have been a number of studies on the impacts of multi-family housing, and that there were no negative impacts found on neighboring properties. He stated that the school aged population is declining, so any children coming in with this project will not overcrowd the schools.

Mr. Landolina stated that tonight they are asking for a zone change and for the Commission to set a maximum density.

Sister Nancy stated that doing nothing is not a viable option, and risks deterioration of the property, which would negatively impact neighboring properties. She stated that this project would allow the legacy of the Felician Sisters to live on and would make Enfield a better place.

Commissioner DeGray asked where they got the numbers in the narrative that says there is a shortage of 10,000 housing units. She stated that the zoning map included in the site change shows the whole property going into the Special Design District. She asked if the Oren Thompson mansion would stay in the historical district if they make this change.

Commissioner DeGray stated that 80% of the buildings on the property have to be vacant, and asked what the total occupancy is of all of the buildings on the property. She stated that the Felician Sisters population is dwindling, and asked what happens to the property if the Sisters decide to sell the property and the new owner wants to take down some buildings. Commissioner DeGray asked if the buildings would have to conform to the King Street/Enfield Street design district overlay.

Mr. Landolina stated that they have no control over the Historic District boundaries. He stated that the Historic District overlay will remain and they do not plan to design or build anything there.

Commissioner Hilinski stated that the management company will be charge of the buildings and the selection of residents. Ms. Anderson stated that the Felician Sisters are the owners and have the final say of the property, but the day to day operations are overseen by The Community Builders.

Commissioner Hilinski stated that the properties currently overseen by The Community Builders are very diverse, and asked where they classify this development. Ms. Anderson explained how they develop housing to the community they are in.

Commissioner Hilinski asked how they screen applicants who want to live there. Ms. Anderson stated that applicants have to go through an application process that includes a background check, references, and income verification. She stated that there are also ongoing inspections that happen on an annual basis.

Chairman Fiore stated that he would like to allow the residents to speak; the Commission agreed.

Nicky Price, 1324 Enfield Street, addressed the Commission. She stated that the dwindling numbers of the Sisters is a byproduct of the Catholic Church not attracting young contemporary women to the Church. Ms. Price stated that the Felician Sisters cannot guarantee that the property will be in their possession indefinitely. She asked how the Commission can approve a permanent zone change to a property with such a big unknown.

Ms. Price asked if the new buildings will be owned by The Community Builders or the Felician Sisters.

Ron Army, 30 Field Road, addressed the Commission. He stated that he is concerned about the taxes and asked how much they will have to pay in taxes. Mr. Army asked what the Enfield Community is and whether it stops at the town lines. He stated that it costs \$15,942 to educate a child in Enfield today, according to the Board of Education. Mr. Army asked if there would be a committee set up so that Enfield has a dog in the fight, and asked who you call there if things go bad.

James Glista, 19 Post Office Road, addressed the Commission. He stated that he objects to the zone change as it is too broad a brush to paint over this parcel. Mr. Glista stated that his property is 525 feet from the boundary of the project, and he does not believe there are more than a few multifamily dwellings nearby. Mr. Glista stated that he is concerned with water runoff, which he stated is already a problem.

Mr. Glista stated that a multifamily housing district zoning designation would be more appropriate for this property.

Bob Emrick, 16 Post Office Road, addressed the Commission. He stated that the proposal will cause more of a problem in his neighborhood than anything else. Mr. Emrick stated that he has concerns with the traffic. He stated that this project will impact everyone on Post Office Road.

John Malinowski, 1302 Bigelow Commons, addressed the Commission. He stated that he is in favor of the proposal and the development of the campus will preserve the Sisters' legacy and serve the community. Mr. Malinowski stated that the Sisters must make changes to the campus to accomplish their goals, and the partnership with The Community Builders is an honorable one. He stated that diversity will be a strength in the new community, and Enfield can be looked to as a leader in this area.

Lorraine Creedon, 57 Cottage Road, addressed the Commission. She stated that she hopes the Commission will approve this change so these units can go forward. Ms. Creedon stated that people who have lived here their whole lives should have a place to go with a community that is going to care for them, and young adults need affordable apartments to get their start. She stated that it is a beautiful campus and a great project to have in town.

Ellen Martin, 6 Patricia Circle, addressed the Commission. She stated that she has noticed signs on Enfield Street and thanked the abutters for placing them. Ms. Martin stated that the Felician Sisters are looking for a zone change for a Special Development District (SDD), and she only knows of two others in town: Bigelow Carpets and where Bernie's Warehouse used to be. She stated that both of these areas are business related. Ms. Martin stated that the Commission needs to look at the criteria in the regulations to make sure that the applicants will be able to proceed. She went over some of the criteria and stated that she does not believe the buildings have a vacancy rate of 80% or more for a continuous period of 24 months. She went on to state that she is not sure the proposal provides a substantial benefit to the town and the surrounding neighborhoods, or exhibits compatibility with the character and density of land and adjacent zoning districts. Ms. Martin stated that she does not believe the proposal is compatible with the POCD. She stated that once the zone change is granted, it follows the land and they will be stuck with it, and requested that they make sure they are meeting the criteria of the zoning regulations.

Vicki and Steve Mitchell, 7 East Forest Drive, addressed the Commission. Ms. Mitchell stated that the property is one of the nicest in town. She stated that a multigenerational development would be a big plus, and she trusts the Sisters and development team to do a good job. Ms. Mitchell stated that she is in favor of the change and it would be a nice use of the property. She stated that there is a need for more senior housing, and affordable housing would help the younger generation to have a place to stay while they save up for a permanent residence.

Mr. Mitchell stated that he is in favor of the zone change and it will provide a spectrum of housing for the town. He stated that he also trusts the Sisters with this plan, and that he is a professional engineer working primarily in land development throughout Connecticut. He stated that this type of development is how things are going these days. Mr. Mitchell stated that the traffic study seems to have been done correctly to current standards.

Kelly Hemmeler, 10 Hartford Avenue, addressed the Commission. She stated that she is not in favor of the zoning change. Ms. Hemmeler stated that adding more apartment buildings is not consistent with the neighborhood, and will add pressure to the current neighborhoods and traffic. She stated that she is concerned that everything can change as the project evolves with government grants.

Lori Longhi, 1427 Enfield Street, submitted a petition from one of the abutters who is out of town, with 80 additional names who are opposed to the project. Chairman Fiore stated that they cannot consider this petition as the hearing already started but will take the names as people who are opposing it, and submit it to the legal staff. Ms. Longhi stated that the regulations say that in the application for the SDD there is supposed to be a site plan approval in addition to the zone change.

Ms. Longhi stated that there are three main zoning districts: Residential, Business, and Industrial. She stated that she does not know who came up with the idea to take a section from the Business section and try to use it in the Residential district. Ms. Longhi stated that the SDD zone is in the Business section of the book, according to the regulations all the way back to the 1960s. She stated that the density of this zone is too intense at 9.3.

Ms. Longhi stated that if the property is removed from the Historic District and becomes the SDD zone, the entire parcel becomes SDD. She asked what is stopping the demolishing of all of the buildings. Ms. Longhi stated that they should do something that fits in the current zone, and they do not want a 9.3 density.

Anthony Spazzarini, 40 Post Office Road, addressed the Commission. He stated that there are three sections of the regulations: Residential, Business, and Industrial. Mr. Spazzarini stated that it is not the intent of the regulations to be moving things from one section to another. He stated that the SDD zone does not apply to a Residential district, and the proposed density is too much and incompatible with the neighborhood. Mr. Spazzarini stated that the application is not good for the town, the neighborhood, the Sisters, or the abutting Little Sisters, and he is not in favor of the zone change.

Bob and Theresa Criscitelli, 1336 Enfield Street, addressed the Commission. Ms. Criscitelli stated that they are against the zone change, and that it would impact traffic on South Road, Enfield Street, and Post Office Road. She stated that there will be a higher demand on emergency services and the aging sewer system, and she is opposed to the zone change.

Mr. Criscitelli stated that it is a major concern that the zone change stays with the property, and if the property is sold they have no idea what could happen. He stated that this feels more like a commercial enterprise than something to help the Sisters with their ministry. Ms. Criscitelli stated that they are Catholic and understand they want to do good, but she does not think it is good for the town.

MaryEllen DiLuzio, 1330 Enfield Street, addressed the Commission. She stated that the presentation by the applicants was compelling, and that this drastic zoning change is a serious matter. Ms. DiLuzio stated that she fully supports the Felician mission. She stated that she feels it is their duty to protect historic districts, and this proposal does not meet the criteria for SDD as it does not exhibit compatibility with the character and density of the abutting properties. Ms. DiLuzio stated that the

studies presented tonight were from Massachusetts and did not include properties with a historic district or a school. She stated that the zoning change gives The Community Builders special treatment while those who live in the historic district follow strict zoning rules. Ms. DiLuzio stated that the proposal is not in the interest of Enfield and does not protect the historic district. She stated that the people who support this project are not property abutters.

Ann Marie Galdenzi, 1330 Enfield Street, addressed the Commission. She stated that her family has been involved with the Felician Sisters and the Montessori School for many years, and she is very appreciative of their beliefs and teachings. Ms. Galdenzi stated that the proposal must meet the criteria A through H, and it does not as it is not compatible with the POCD and increases the density of the neighborhood. She stated that the new proposed community does not take into consideration the existing historic district community, and will directly impact her property value. Ms. Galdenzi stated that Enfield Street is an Enfield jewel and should be protected, and increasing the density of traffic will directly affect the whole town.

Ms. Galdenzi stated that she lives across the street, and is greatly affected by the traffic now. She stated that she does not think the traffic reports were done by people who live there every day like she does.

Donna Dubanoski, 33 Betty Road, addressed the Commission. She stated that she went to the presentation at the senior center and was not told that the names on the sign-in sheet would be posted online. Ms. Dubanoski asked where the photos taken were being used, and stated that it was deceiving advertising as it made it look like those who signed in at the senior center were for the zone change when this was not the case. She stated that she is against this project as a Boston business is coming in and competing for Enfield Housing Authority's money. Ms. Dubanoski submitted her statement along with the minutes from the Commission of Aging meeting of November 10, 2020 for the record.

Terry Lynch, 73 The Laurels, addressed the Commission. He stated that he is against the project due to the density and the change of the whole zone. Mr. Lynch stated that the playground for the Montessori School is out on Enfield Street in all of the plans, and currently the kids all play out back which is safer. He stated that he is also concerned about the traffic on South Road, particularly during school dropoff and pickup. Mr. Lynch stated that changing to the SDD takes it out of the historic district, and he is concerned about what else could go in there.

Maureen Mullen, 1625 King Street, addressed the Commission. She stated that she has known the Felician Sisters since 1949, and they have always been wonderful people. Ms. Mullen stated that if the Felician Sisters were in charge of property management and rentals, there would be more Enfield residents considered as candidates for the housing.

Lori Longhi, 1427 Enfield Street, addressed the Commission for a second time. She stated that traffic and parking are going to be a problem. Ms. Longhi stated that ambulances are rolling out day and night from that corner, and there are four schools. She stated that there were many issues about traffic from the old Enfield High School application, including various safety concerns. Ms. Longhi stated that the traffic report was 2016 data, which is unacceptable. She stated that not

doing the traffic study while school is in session and not getting actual data are the types of things that create doubt and mistrust between the residents and the applicant.

John Malinowski, 1302 Bigelow Commons, addressed the Commission for a second time. He stated that they have the opportunity to give the gift of affordable housing, and he finds it interesting that it is ok for seniors to live on this property but not multigenerational families. Mr. Malinowski stated that young people are the future of the town, and attracting them will be a great benefit to Enfield.

MaryEllen DiLuzio, 1330 Enfield Street, addressed the Commission for a second time. She read a letter into the record from Sherry Rinaldi, stating that she is opposed to the zone change. Ms. DiLuzio submitted the letter into the record.

Norman Gagnon, 24 Fairfield Road, addressed the Commission. He stated that he is a Hartford DPW engineer. Mr. Gagnon stated that he and his wife take care of the Adopt-A-Spot on the corner of Oliver Road and Enfield Street. He stated that there is a lot of diversity in Hartford, and he thinks the Sisters have the ability to use the Heritage Clause and do not have the change the zoning in the area as they took on an abandoned building when they came in. Mr. Gagnon stated that they are exempt and grandfathered into whatever they would like to do, and they are here because they would like to do the right thing. He stated that they can do what they need to do on their property without a zone change.

Motion: Commissioner Hilinski made a motion, seconded by Commissioner Alaimo, to extend the meeting past 11:00 PM.

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

Votes: 7-0-0

Mr. Landolina stated that they would have no objection to continuing this to the next meeting. He requested that the Commission make a formal request to have the Town Attorney look at the statutes in question. Chairman Fiore agreed and requested Staff make that request.

Motion: Commissioner Higley made a motion, seconded by Commissioner D'Antonio, to table this until the next meeting on July 14, 2022.

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

Votes: 7-0-0

The Commission took a 5-minute recess.

Chairman Fiore called the meeting back to order at 10:40 PM.

New Business

- a. Request for an Advisory Report pursuant to CGS 8-24 regarding acceptance of a land donation to be used for parking at the Hazardville Institute Located at 317 Hazard Ave.

Ms. Whitten stated that the Hazardville Institute has been under renovations for some time now and they do not have any parking. He stated that the Szewczaks and the Pfeifer-Halls have offered to donate some land so they can get into the back property to provide a municipal parking lot.

Donna Szewczak, 35 South Road, and Gretchen Pfeifer-Hall, 4 Somers Road, addressed the Commission. Chairman Fiore stated that they received the referral from the Town Council. Commissioner Higley stated that it is a great project and stated that the land is zoned HV33, which means it needs 33,000 square feet (SF) of property. Ms. Whitten stated that they are all undersized legally non-conforming lots, to which Commissioner Higley replied that if they give up the land it will make them more non-conforming. Ms. Whitten stated that this will make this lot more similar to the neighboring lots.

Ms. Szewczak stated that it makes it similar to the lots they are next to, and this lot is particularly long. She stated that this gives the town a nice square piece of land.

Commissioner D'Antonio asked when the parking itself will be coming back to them, to which Ms. Szewczak stated that they have been working on this for 12 years. Chairman Fiore stated that they have been working on this for a long time and he hopes it works out soon.

Commissioner Alaimo stated that the referral says 10 Maple Street and the agenda says 317 Hazard. Ms. Pfeifer-Hall stated that it is actually 10 North Maple but the assessor's record calls it 10 Maple. She stated that the address of the Hazardville Institute is 317 Hazard Avenue and the property that they are looking to donate is a portion of 10 North Maple Street.

Ms. Whitten stated that there may ultimately have to be site plan approvals and possible variances.

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to recommend that the Town Council accept the donation of land to provide for safe ingress and egress to the town property for the development of a village parking lot that can accommodate parking for the Hazardville Institute, and the property that is being donated is also known as 10 North Maple Street.

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

Votes: 7-0-0

Other Business

- a. **PH# 2868.01 - 472 Taylor** – Extension Request

Ms. Whitten stated that due to Public Act 21-29 she does not believe that they need to seek an extension.

b. Discussion on size limits for warehouse distribution centers

Chairman Fiore asked if they will be ready for a public hearing at the next meeting, to which Ms. Whitten replied that they will.

c. 140-148 Hazard Ave- Informal Request for a construction entrance for Trinity Health of New England

Chairman Fiore stated that he and Ms. Whitten had discussed informal discussions with applicants before they file an application. He stated that the Commissioners have to be careful getting into informal discussions that require them to recuse themselves. Chairman Fiore stated that he is concerned about continuing to do those informal discussions and requested that the Commissioners think about it over the summer.

Ms. Whitten stated that the Commission approved the new building at Trinity and denied the second access on Hazard Avenue because it is not permitted. She stated that they did a text amendment which was received tonight, and they would like to use that as a construction entrance rather than going down Middle Road and coming in from the back, and they need the Commission's approval first.

Commissioner Higley asked if there is a way they can make sure they get rid of the entrance when they are finished with construction, to which Ms. Whitten replied that they can.

Commissioner Alaimo stated that the applicant suggested using Middle Road, to which Commissioner Higley replied that it is in the regulations that Middle Road cannot be used as a construction entrance due to the neighbors. Ms. Whitten stated that it is only permitted for emergency access.

Ms. Whitten stated that it would only be used as a temporary construction entrance rather than going through the light and onto the main campus with all of their trucks. Commissioner Higley asked if they would just put it back to the way it was before they got their CO, to which Ms. Whitten replied that they would unless they get approval for it in the meantime. Chairman Fiore stated that they want to make it permanent for their deliveries. Commissioner Higley asked if they can give it to them without changing the zoning regulations.

Ms. Whitten explained that they do not want to turn into the main entrance at the light as they do not want to end up in the middle of the campus, but rather at the edge of the campus where the construction is occurring. She stated that they are coming in with a text amendment, and then they will come back in with a site plan to get the second entrance. She stated that everyone was in favor of that, including emergency services. Commissioner DeGray stated that this sets a precedent for everybody who walks through. Ms. Whitten stated that this is not for a curb cut, but rather is for a construction entrance. Commissioner DeGray stated that it still sets a precedent, to which Ms. Whitten replied that there is a construction entrance for every application.

Chairman Fiore stated that if they vote to temporarily allow the construction entrance that must be removed at CO time, it is no guarantee that the regulations will be changed to allow a second curb cut.

Motion: Commissioner Higley made a motion, seconded by Commissioner Lefakis, to allow Trinity Health to have a temporary right-hand entrance into their construction site that will have to be disassembled and vacated when the CO is issued, and this is no indication that the Commission will change their regulations.

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

Votes: 6-1-0

Receipt of applications

Ms. Whitten stated that XZA 3041 was the text amendment for the minimum warehouse sizes, and PH 3034 is also a text amendment for a permanent access drive for Trinity Health on Hazard Avenue in the BP zone. Chairman Fiore asked if they are willing to come to the following July meeting since they are going to be at the end, to which Ms. Whitten replied that they will have to see.

Ms. Whitten stated that PH 3043 is for 78 Park Avenue, which is a new duplex.

Adjournment

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

The meeting was adjourned at 11:05 PM.

Prepared by: Elizabeth Bouley

Respectfully Submitted,

John Petronella, Secretary