

ENFIELD PLANNING AND ZONING COMMISSION
LIVE REGULAR MEETING
MINUTES

Thursday, July 14, 2022 – 7:00 p.m.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK
JUL 18 PM 3:41
Shila M Bailey

Call to Order & Pledge of Allegiance

Chairman Fiore called the meeting to order at 7:00 PM.

Roll Call

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

Also present was Laurie Whitten, Director of Planning and Matthew Davis, Assistant Town Planner.

Approval of Minutes

- a. July 14, 2022 – Regular Meeting

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to approve the minutes from the July 14, 2022 Regular Meeting.

Commissioner DeGray stated that on page 2, 3rd paragraph. The discussion on CRCOG Traffic Impact Study to add “Route” before 190 & 220; change throughout Rte. 190; put “T” before “91”.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to approve the minutes of the June 30, 2022 Regular Meeting as amended.

The motion passed with an 5-0-2 vote with Commissioners Petronella and Majmudar abstaining.

Town Attorney Report

Chairman Fiore stated that they received the Town Attorney report.

Public Participation

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

Bond Release(s)

- a. PH# 2849 - 157 South Rd – E&S, Site Restoration & Landscaping Bond Release.

Minimal discussion ensued to clarify bond amounts.

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray, to approve the bond release for PH# 2849.

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

New Public Hearings

- a. XZA# 3041 - Text Amendment for Section 6.20 to require Special Permits for warehouses and distribution buildings equal to or greater than 200,000 square feet in the Industrial Zones.

Director Laurie Whitten offered a brief explanation regarding the background of the regulation. After minimal comments from the Commission, the public hearing was opened. Numerous citizens spoke in favor of the text amendment.

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

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

Motion: Commissioner Petronella made a motion, seconded by Commissioner Hilinski to approve XZA#3041 with the effective date of July 28, 2022.

The following are reasons for approval: (1) Meets the intent of the POCD, (2) By seeking to decrease traffic along the corridors of Rte. 190 and Rte. 220 and rest of I-91 will offer greater oversight with larger development with regard to potential neighborhood, environmental impacts, and traffic, (3) It will offer citizens the opportunity to comment on a development with a greater confidence regarding the land use application process, and (4) Promote Economic Development by preserving neighborhoods.

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

Old Public Hearings

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

Commissioner Petronella recused himself.

Chairman Fiore seated Alternate Commissioner Lefakis.

Commissioner Majmudar reclaimed his seat.

Motion: Commissioner Helinski made a motion, seconded by Commissioner Majmudar to take PH# 3040MA off the table.

The motion passed 7-0-0.

The applicants made a lengthy presentation addressing comments from the June 30th public hearing. In addition, the applicants modified their proposal to remove the Historic District area from the proposed SDD.

After questions asked by the Commission and discussion, the Chairman asked for public testimony. Several members of the public spoke in opposition and requested clarification on a number of details. The applicant then provided additional information and clarified the revised SDD rezone map as to the Historic District.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to continue PH#3040MA to July 28, 2022, Regular Meeting at 7PM.

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

New Business

- a. **FLD# 44- 55 Cottage Road-** Application for the demolition and construction of a single-family home with a 2-car garage; Randy and Stacy Daigle, Owners/Applicants; Map 80/ Lot 55; R-33 Zone/Lake Overlay District.

The applicant gave a brief presentation.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Hilinski to approve FLD# 44 with 23 conditions.

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

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to extend the meeting past 11 PM.

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

- b. **SPR# 1895- 238 Shaker Road-** Application for a Site Plan Modification to eliminate a curb cut; Guy Burns, Applicant; 238 Shaker Road LLC, Owner; Map 94/Lot 14; I-2 Zone.

The applicant gave a brief presentation

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray to approve SPR# 1895 with 21 conditions.

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

- c. **SPR# 1898- 95 High Street** – Application for a Site Plan Modification for the expansion of use of the restaurant; Cutbertu Chavez, Applicant; Molina LLC, Owner; Map 25/Lot 6; TD-5.

Commissioner Majmudar recused himself.

Chairman Fiore seated Alternate Commissioner Lefakis.

The applicant gave a very brief presentation.

Motion: Commissioner Petronella made a motion, seconded by Commissioner LeFlakis to approve SPR# 1898 with 15 conditions.

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

Other Business

- a. **SPR# 1897- 90D Elm Street-** (Temporary Trailer) Withdrawal

The Commission noted the withdrawal

- b. **PH# 3042- 2 Surrey Lane-** (Accessory Apartment) Withdrawal

The Commission noted the withdrawal

Commissioner DeGray requested to receive a updated list of contaminated properties located in town. (i.e. those on the State DEEP's Brownfields list.)

Director Laurie Whitten stated that there were no applications to be received.

Adjournment

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

The meeting was adjourned at 10:20 PM.

Prepared by: Nicole Maruca, Recording Secretary

Respectfully Submitted,

John Petronella, Secretary