

ENFIELD PLANNING AND ZONING COMMISSION
LIVE REGULAR MEETING

MINUTES

THURSDAY OCTOBER 26, 2023 – 7:00 PM

ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK

2023 NOV -2 AM 9:35

Sheila M Bailey

Call to Order & Pledge of Allegiance

Roll Call

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

Chairman Fiore seated Commissioner D'Antonio in Commissioner Mule's absence.

Also present were Laurie Whitten, Planner, and Rebecca Jones, Recording Secretary.

Approval of Minutes

- a. October 12, 2023

Motion to approve October 12, 2023 regular meeting minutes made by Commissioner Higley; seconded by Commissioner DeGray.

Commissioner D'Antonio noted that Commissioner Alaimo should be addressed as "Commissioner" and not "Chairman" on Page 2 under PH# 3074. He also requested that the last sentence in paragraph 5 on Page 6 include the following statement:

"and asked if the applicant would consider adding additional areas of meadow mix, to which they agreed".

Motion to approve October 12, 2023 regular meeting minutes as amended made by Commissioner D'Antonio; seconded by Commissioner Higley and approved unanimously by a 7-0-0 vote.

Town Attorney Report

Chairman Fiore confirmed that commissioners were in receipt of the new report as of October 26, 2023.

Enforcement Reports

None.

Public Communication

None.

Bond Release(s)

- A. SPR# 1872- Golden Nozzle, Erosion and Sediment Control, \$4,500 Pavement \$28,100.

Motion to approve release of the erosion and sedimentation bond for \$4,500, and pavement for \$28,100 for SPR# 1872 – Golden Nozzle made by Secretary Petronella; seconded by Commissioner Hilinski and approved unanimously by a roll call vote of 7-0-0.

Presentation

None.

Continued Hearings

None.

New Public Hearings

None.

Old Business

- a. CRCOG – Enfield Square Mall Traffic Impact Study

Motion to take item off the table made by Commissioner D’Antonio; seconded by Commissioner Hilinski and approved unanimously by a show of hands vote of 7-0-0.

Chairman Fiore offered to read the draft resolution prepared by staff in its entirety. The commissioners took a moment to individually review the draft resolution instead. He shared a portion of the resolution which points out the preferred access options 00000 that the property owner may choose from. He also highlighted a portion that he asked staff to add recommending that the pedestrian improvements should be considered in the immediate future regardless of the mall’s status. Commissioner DeGray confirmed that the I-91 underpass was not addressed in this study or resolution. Secretary Petronella agreed with the draft resolution as written.

Motion to waive the reading and accept the resolution related to the findings of the CRCOG Enfield Square Mall Traffic Impact Study made by Commissioner Higley; seconded by Commissioner Alaimo and approved unanimously by a roll call vote of 7-0-0.

Chairman Fiore thanked staff from CRCOG and CDM Smith for their work on this study

New Business

- a. SPR# 923- 157 South Road – Application for New Site Plan Review for self-storage use; Eric Hewitt, Applicant/Owner; Map 55/Lot 82; I-1 Zone.
Tabled to November 16, 2023.

- b. SPR# 1924- 3 Palomba Drive, Application for Site Plan Modification, addition for storage and auto detailing of repaired cars; Thomas Adamczyk, Applicant; Balise Automotive Realty; Owner; Map 57/ Lot 320, BR Zone.
Tabled to November 16, 2023.

Other Business

- a. Discussion on extension of filing deadline for Special Use Permits.

Ms. Whitten made an inquiry to surrounding communities to gain feedback related to this item. She asked if the filing deadline needs to be within 120 days if the applicant does not intend to build for a few years. She recommended keeping this item on the agenda and sharing more responses once she receives them.

Motion to table the discussion on extension of filing deadlines for Special Use Permits made by Commissioner Hilinski; seconded by Commissioner Higley and approved unanimously by a show of hands vote of 7-0-0.

b. Discussion on PA 23-142- Family/Child Care Homes

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Ms. Whitten shared that this act focuses on affordable and equitable housing and restricts towns from setting extra requirements on things like family daycares and group home child daycares. Currently, Enfield does not have this restriction. Ms. Whitten will be reviewing the act further and will compare it with the current zoning regulations. The Town of Enfield will have to create a letter before December 1, 2023, stating their course of action to meet all requirements, including proposed public hearing dates. She shared other portions of the act that need to be reviewed. Chairman Fiore confirmed that should a new application be received related to this item; the Commission will follow the new law even if the Town's regulations have yet to be changed. Commissioner Alaimo confirmed public hearings will be held as he is concerned that local jurisdiction is being taken away.

Motion to keep this item on the table made by Commissioner Hilinski; seconded by Commissioner DeGray and approved unanimously by a show of hands vote of 7-0-0.

Correspondence

Commissioner DeGray asked for an update related to the CO for 359 Hazard Avenue. Commissioner Alaimo asked about construction activity at the old Denny's. Ms. Whitten did not know but will follow up with office staff. Commissioner Lefakis made note of the poor lighting in the mall parking lot. Commissioner Alaimo stated that solar lights were installed 6 weeks ago and were inoperable from the beginning. Commissioner Lefakis also highlighted a portion of the bond release, which highlighted excellent service from Planning staff.

Secretary Petronella asked about the chain of approval for a CO and opined that the Zoning Enforcement Officer should be the one to first inspect and sign off on the CO before any other department inspects and/or approves it. Ms. Whitten shared that she went to the site with Mr. Rachele and made note of the moldy conditions in the basement offices. A realtor representing the owner met them in the basement and shared that they have found a renter for both units and will be completing the space as requested. Commissioner DeGray confirmed that the Town Attorney has not yet been consulted on this issue yet.

Commissioner's Correspondence

Chairman Fiore read a prepared statement related to the installation of solar farms across Enfield and other neighboring towns. He reminded residents that approval of these types of facilities are solely approved through the Connecticut citing counsel. Town agencies only have review and comment authority. The state can override any and all local zoning regulations and even general concerns raised by the town. The builders and operators of these facilities are not even obligated to present their plans to various town agencies, although most do. They also do not have to post a performance bond of any type either. If residents are concerned about the overreach of the citing counsel, they are encouraged to contact their state representatives, Senator John Kissel and Representatives Carol Hall and Tom Arnone.

Director of Planning Report

An application of impact residential development was received for a mixed-use development for the Union Square development at the old Lamagna/Strand property. Chairman Fiore confirmed that there have been several ART meetings related to this application.

Opportunities/Unresolved Issues

None.

Administrative Approval Report

None.

Receipt of applications

None.

Adjournment

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

The meeting was adjourned at 7:40 PM.

Prepared by: Rebecca Jones

Respectfully Submitted,

John Petronella, Secretary