

VOTES OF THE MEMBERS PURSUANT  
TO CGS, SECTION 1-255 (A)  
ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING - VIRTUAL  
THURSDAY, November 12, 2020 – 7:00PM

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**Call to Order & Pledge of Allegiance**

Chairman Nelson called the meeting to order at 7:05 PM.

**Roll Call**

Commissioner Szewczak took the roll and present were Commissioners Virginia Higley, Richard Szewczak, Frank Alaimo, Ken Nelson, Linda DeGray, Charles Ladd and Alternate Commissioners John Petronella and Vinnie Grillo. Absent were Commissioners Mary Scutt.

Also present were Laurie Whitten, Director of Development Services; Jennifer Pacacha, Assistant Town Planner and Elizabeth Bouley, Recording Secretary.

Chairman Nelson seated Alternate Commissioners Grillo.

**Election of Officers**

**Motion:** Commissioner Alaimo made a motion, seconded by Commissioner DeGray, to nominate Commissioner Ken Nelson for Chairman. The motion passed with 8-0-0 vote.

**Votes: 8-0-0**

**Motion:** Commissioner Alaimo made a motion, seconded by Commissioner Szewczak, to close the nomination. The motion passed with 8-0-0

**Votes: 8-0-0**

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to nominate Commissioner DeGray for Vice Chairman. The motion was passed with 8-0-0 vote.

**Votes: 8-0-0**

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Alaimo to close the nomination. The motion passed with 8-0-0

**Votes: 8-0-0**

**Motion:** Commissioner Ladd made a motion, seconded by Commissioner DeGray, to nominate Commissioner Higley for 2<sup>nd</sup> Vice Chairman. The motion passed with 8-0-0 vote.

**Votes: 8-0-0**

**Motion:** Commissioner Ladd made a motion, seconded by Commissioner Alaimo to close the nomination. The motion passed with 8-0-0.

**Votes: 8-0-0**

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Ladd, to nominate Commissioner Szewczak for Secretary. Vote passed with 8-0-0.

**Votes: 8-0-0**

**Motion:** Commissioner Ladd made a motion, seconded by Commissioner Highly, to close the nomination. The motion passed with 8-0-0.

**Votes: 8-0-0**

### **Approval of Minutes – October 22, 2020 Regular Meeting**

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve the minutes of the October 22, 2020 Regular Meeting. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

### **Continued Public Hearing**

- a. **PH# 2986** - Application of Michael J. Bonanno, Esq. representing applicant 359 Hazard Ave, LLC for a text amendment amending Section 8.70 to reduce the minimum lot size from 1 acre to .5 acres; to add language to enable the rehabilitation and/or adaptive reuse of existing buildings located within the Hazardville Design District; and to establish specific criteria to accomplish same.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to continue PH# 2986 to December 10, 2020 regular meeting. The motion passed with 7-0-0

**Votes: 7-0-0**

### **New Public Hearings**

- a. **PH# 2987** – 43 Lake Drive – Special Permit and Site Plan Review application for the division of merged lots; Jeffrey Foss, owner/applicant; Map 97/Lot 69; R-33 Zone.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray to close PH# 2987. The motion passed with 7-0-0

**Votes: 7-0-0**

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to approve the division of merged lots for PH# 2987 with 17 listed conditions. The motion passed with 7-0-0 vote.

**Vote: 7-0-0**

- b. **PH# 2988** - 135 Freshwater Boulevard – Special Permit and Site Plan Review application for construction of a new 5,040 square foot building with associated parking and outdoor storage associated with a new Mobile Mini Solutions Facility; HartZito Investments LLC., and South Meadows No. 9, LLC., owners/applicants; Map 56/Lot 24; I-P Zone.

**Motion:** Commissioner Alaimo made a motion, second by Commissioner Ladd to close PH# 2988. The motion passed with 7-0-0

**Votes:** 7-0-0

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve the construction of a new 5,040 square foot building for PH# 2988 with 30 conditions. The motion passed with 5-0-2 vote, with Commissioners Szewczak and Higley voting against.

**Votes** 5-0-2

- c. **PH# 2973** - 55 Cottage Road - Special Permit application for a home addition located within the Lake Overlay District as an expansion of an existing non-conformity; Randy Daigle, owner/applicant; Map 80/Lot 178; R-33 Zone. - Withdrawn

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve the withdrawal PH# 2973 without prejudice. The motion passed with a 7-0-0 vote.

**Votes:** 7-0-0

#### **Site Plan Review(s)**

- a. **SPR# 1842** - Application of AAA Club Alliance, Inc. and owner Paramount Realty Services, Inc for a site plan approval for the construction of a new 10, 197 sf building and associated site improvements located at 25 Hazard Ave., in the BR zone Map 45, Lot 08.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner Ladd, to approve the site plan for the construction of a new 10,197 square foot building for SPR# 1842 with 30 conditions. The motion passed with 6-0-1 vote with Chairman Nelson voting against.

**Vote:** 6-0-1

#### **Flood Permit(s)**

- a. **FLD #42** – Application of AAA Club Alliance, Inc. and owner Paramount Realty Services, Inc for a flood permit for the construction of a new 10, 197 sf building and associated site improvements located at 25 Hazard Ave., in the BR zone Map45, Lot 08

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner Ladd, to approve the Flood permit for the construction of a new 10,197 square foot building for SPR# 1842 with 21 conditions. The motion passed with 6-0-1 vote, with Chairman Nelson voting against.

**Vote:** 6-0-1

- b. **FLD# 40** - 55 Cottage Road - Application for a Permit for Development within the Special Flood Hazard Area to accommodate a proposed residential addition; Randy Daigle, owner/applicant; Map 80/ Lot 178; R-33 Zone; Lake Overlay District. – *Withdrawn*

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve the withdrawal of FLD# 40 without prejudice. The motion passed with a 7-0-0 vote.  
**Votes: 7-0-0**

#### **Other Business**

a. **Resolution to create the POCD Steering Committee**

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Szewczak, to approve the resolution to create the POCD Steering Committee. The motion passed with a 7-0-0 vote.

**Vote: 7-0-0**

#### **Adjournment**

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to adjourn. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

**Note:** Next Special Meeting is November 16, 2020.