

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING - VIRTUAL
THURSDAY, January 14, 2021 – 7:00PM

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ENFIELD TOWN CLERK

Call to Order & Pledge of Allegiance

Chairman Nelson called the meeting to order at 7:01 PM.

Roll Call

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

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 and Petronella.

Executive Session

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Grillo, to enter into Executive Session. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Ms. Whitten stated that no motions were made and no votes taken during Executive Session

Roll Call

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

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 and Petronella.

Approval of Minutes –

- a. December 10, 2020 – Regular Meeting

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the December 10, 2020 Regular Meeting. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Bond Release(s)

- a. **PH# 2479** – River Overlook Subdivision (First Settlers Row) – Request for a partial bond release of an Engineering Bond. Current Bond Held: \$39,330.00; Requested Partial Release: \$13,575.00

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve the resolution for PH# 2479 for the partial release of the Engineering Bond in the amount of \$13575.00. 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 DeGray, to close the Public Hearing. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commission DeGray, to approve PH# 2986 as amended. The motion passed with a 5-2-0 with Commissioners Nelson and Higley voting against.

Votes: 5-2-0

New Public Hearings

- a. **PH# 2988.2** – 135 Freshwater Boulevard – Application for a modification to a previously approved site plan and modifications to the conditions of approval; HartZito Investments, LLC & South Meadows No. 9, LLC., owner/applicant; Map 56/Lot 24; IP Zone.

Motion: Commissioner Higley made a motion, seconded by Commissioner Alaimo, to continue PH# 2988.2 to January 28, 2021 regular meeting.

Votes: 7-0-0

- b. **PH# 2990** – Text Amendment Application to Table 5.20 to allow personal services in a Business Professional Zone; Gaetan LeTourneau/Dennis LeTourneau, applicant.

Motion: Commissioner Szewczak 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 Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2990. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

New Business

- a. **PH# 2930** – 0 Enfield Terrace – Enfield Manor Redevelopment – Request for a two-year extension of time to obtain a building permit.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2930. The motion passed with a 7-0-0 vote.

Votes: 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 Regular Meeting is January 28, 2021.

