

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING - VIRTUAL
THURSDAY, APRIL 22, 2021 – 7:00PM

Call to Order & Pledge of Allegiance

Chairman Nelson called the meeting to order at 7:04 PM.

Roll Call

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

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

Approval of Minutes –

- a. April 8, 2021 – Regular Meeting

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the April 8, 2021 Regular Meeting. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

New Public Hearings

- a. **PH# 3001** – 40 Edgewood Drive – Special Permit & Site Plan Review application to allow the expansion of a non-conforming structure to accommodate a breezeway and garage addition; Rachel Boulette and Daniel Cezus, owners/applicants; Map 53/Lot 519; R-33 Zone. (DoR: 4/8/2021; MOPH: 6/12/2021).

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to table PH# 3001 until the next meeting on May 13, 2021.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

- b. **PH# 2995** - Text Amendment Application to Table 5.10 to allow buildings larger than 5,000 square feet in Business Districts, and Section 5.70.3 to allow Child Day Care Facilities within the Limited Office Zone; Winston Properties, LLC., applicant. (DoR: 2/25/2021; MOPH: 5/1/2021)

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to close the Public Hearing. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2995 according to JR Russo letter dated February 24, 2021. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

- c. **PH# 3002** – 359 Hazard Avenue – Planned Design Special Permit application with a site plan review to convert a currently vacant building/property into a mixed-use building containing business offices and residential apartments within the Hazardville Design District; 359 Hazard Avenue, LLC., owner/applicant; Map 92/Lot 1; HV-33 Zone; Hazardville Design District; Limited Office Overlay Zone. (DoR: 4/9/2021; MOPH: 6/12/2021)

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to close the Public Hearing.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 3002 with 25 conditions. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Opportunities/Unresolved Issues

- a. Discussion – Combining Planning & Zoning Commission and the Inland Wetlands & Watercourses Agency

Motion: Commissioner DeGray made a motion, seconded by Commissioner Szewczak, to take this item off of the agenda. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Old Business
New Business
Other Business

Adjournment

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to adjourn. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Note: Next Regular Meeting is May 13, 2021.