

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING - VIRTUAL
THURSDAY, MAY 13, 2021 – 7:00PM

2021 MAY 17 PM 1:27

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 Frank Alaimo, Ken Nelson, Linda DeGray, Virginia Higley, John Petronella, Richard Szewczak, and Alternate Commissioner Vinnie Grillo. Absent was Commissioner 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 Commissioner Grillo.

Approval of Minutes –

- a. April 22, 2021 – Regular Meeting

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the April 22, 2021 Regular Meeting. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Bond Release(s)

- a. **PH# 2904** – 130 Elm Street – Bond Release Request for the release of a Landscaping Bond in the amount of \$11,130.00

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Petronella, to approve the Bond Release Request for PH# 2904 to release the \$11,130.00 Landscaping Bond. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

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 DeGray made a motion, seconded by Commissioner Alaimo, 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# 3001 with 14 conditions. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. **PH# 3003** – 612 Hazard Avenue – Zone change application from Residential-44 to Special Development District; Meadow Manor, LLC., owner/applicant; Map 110/Lot 343; R-44 Zone.

Motion: Commissioner Alaimo made a motion, seconded by Commissioner Grillo, 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# 3003. The motion passed with a 4-3-0 with Commissioners Nelson, DeGray, and Higley voting against.

Votes: 4-3-0

- c. **PH# 3004** – 9 North Main Street – Special Permit & Site Plan Review Application to allow a place of worship (church) in one of the units in the building at 9 North Main Street; Dayal & Pritam Patel, owners; David Arce, applicant; Map 24/Lot 59; TD-5 Zone

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley, 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# 3004 with 13 conditions. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- d. **PH# 3006** – 90 Elm Street – Special Permit & Site Plan Review application to allow the construction of a 2,300 square foot Popeye's restaurant with a drive thru and associated parking lot; Enfield Square Realty, LLC, Enfield CH, LLC, and Enfield Nassim, LLC., owners; Enfield Dev LLC (Attn: Ed Baksh), applicant; RJ

O'Connell & Associates (Attn: Stephen Glowacki), applicant representative; Map 43/Lot 17; BR Zone.

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# 3006 with 26 conditions. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- e. **PH# 3007** – 11 Shaker Road – Special Permit & Site Plan Review application to allow the construction of a 10,000 square foot daycare facility; Michael, Jeffrey & Joseph Filiault, owner; Winston Properties, LLC. (Attn: Eric Spungin), applicant; J.R. Russo & Associates LLC (Attn: Tim Coon), applicant representative; Map 64/Lot 106; Limited Office Zone.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley, 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# 3007 with 27 conditions. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- f. **PH# 3008** – 504 Hazard Avenue – Special Permit & Site Plan Review application to allow a farmer's market associated with Powder Hollow Brewery & R Dee Winery; 10 Water Street, LLC., owner; Michele McAuliffe & Michael McManus, applicants; Map 101/Lot 216; I-1 Zone.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Grillo, 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# 3008 with 14 conditions. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Old Business

New Business

Other Business

Withdrawal Request(s)

- a. **PH# 2998** – 654 Enfield Street – Special Permit & Site Plan review to allow an accessory structure over 600 square feet in accordance with Section 3.30.7; Michael Panella, owner/applicant; Map 32/Lot 6; BL Zone. (DoR: 3/11/2021; MOPH: 5/15/2021)

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to accept the withdrawal PH# 2998 without prejudice. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Adjournment

Motion: Commissioner DeGray made a motion, seconded by Commissioner Alaimo, to adjourn at 9:46 P.M. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Note: Next Regular Meeting is May 27, 2021.