

VOTES OF THE MEMBERS PURSUANT  
TO CGS, SECTION 1-255 (A)  
ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, MAY 27, 2021 – 7:00PM  
ENFIELD TOWN HALL – COUNCIL CHAMBERS  
820 ENFIELD STREET – ENFIELD, CT

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**Call to Order & Pledge of Allegiance**

Chairman Nelson called the meeting to order at 7:07 PM.

**Roll Call**

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

Also present were Jennifer Pacacha, Assistant Town Planner and Georgienna Driver, Assistant Town Planner.

Chairman Nelson seated Alternate Commissioners Grillo and Correia for the absent Commissioners.

**Approval of Minutes –**

- a. April 15, 2021 – *Special Meeting*
- b. May 13, 2021 – *Regular Meeting*

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the April 15, 2021 Special Meeting. The motion passed with a 6-0-0 vote.

**Votes: 6-0-0**

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the May 13, 2021 Regular Meeting. The motion passed with a 6-0-0 vote.

**Votes: 6-0-0**

**New Public Hearings**

- a. **PH# 3005** – 89 Enfield Street – Application to modify a previously approved Special Permit to remove a condition of approval; 89 Enfield Realty, LLC., owner; Thomas Murphy, applicant; Map 35/Lot 218; BL Zone.

**Motion:** Commissioner Higley 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 Higley made a motion, seconded by Commissioner DeGray, to approve PH# 3005 with 8 conditions. The motion passed with a 6-0-0 vote.

**Votes: 6-0-0**

- c. **XZA# 21-05** – Text Amendment to Section 4.20.1 Footnote 14 to allow bedrooms in basements as long as the requirements of the Building Code are met; Town of Enfield, applicant.

**Motion:** Commissioner Higley 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 XZA# 21-05. The motion passed with a 6-0-0 vote.

**Votes: 6-0-0**

### **Old Business**

#### **New Business**

- a. **SPR# 1858** – 612 Hazard Avenue – Site Plan Review application for adaptive reuse within an SDD Zone to allow for a 43-unit apartment complex in the former Blair Manor facility; Meadow Manor, LLC., owner/applicant; Map 110/Lot 343; SDD Zone.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner DeGray, to continue SPR# 1858 to the June 10, 2021 meeting. The motion passed with a 6-0-0 vote.

**Votes: 6-0-0**

- b. **SPR# 1862** – 559 Hazard Avenue – Site Plan Review application for façade improvements within the Scitico Design Overlay District; CH Realty VIII CG CT Atlantis, LLC., owner; Pablo De Miguel Iglesias, applicant; Map 110/Lot 13; BL Zone; Scitico Design Overlay District.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner DeGray, to approve SPR# 1862 with 13 conditions. The motion passed with a 6-0-0 vote.

**Votes: 6-0-0**

### **Other Business**

**8-24 Referrals**

- a. **820 Enfield Street** – Higgins Park – 8-24 Referral for improvements to Town property for a proposed basketball court, playground, and walking trails.

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Highly to forward a favorable, recommendation to the Town Council regarding the proposed improvements at 820 Enfield Street for Higgins Park. The motion passed with a 6-0-0

**Votes: 6-0-0**

- b. **165 Weymouth Road** – Edgar H. Parkman School – 8-24 Referral for improvements to Town property for a proposed splash pad.

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Highly to forward a favorable, recommendation to the Town Council regarding the proposed improvements at 165 Weymouth Road for the Edgar H. Parkman. The motion passed with a 6-0-0

**Votes: 6-0-0**

**Adjournment**

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to adjourn at 9:15 P.M. The motion passed with a 6-0-0 vote.

**Votes: 6-0-0**

**Note:** Next Regular Meeting is June 10, 2021.