

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 23, 2021 – 7:00PM
ENFIELD TOWN HALL – COUNCIL CHAMBERS
820 ENFIELD STREET – ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK
2021 SEP 27 PM 1:46
Submitted to Bailey

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 Frank Alaimo, Ken Nelson, Virginia Higley, John Petronella, Linda DeGray, and Alternate Commissioner Vinnie Grillo, Nelson Correia and Kiran S Majmudar. Absent were Commissioner Mary Scutt.

Also present were Laurie Whitten, Director of Development Services.

Chairman Nelson seated Alternate Commissioner Correia.

Approval of Minutes –

- a. September 9, 2021 – Regular Meeting

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the September 9, 2021 Regular Meeting.

The motion passed with a 6-0-1 vote with Commissioner Szewczak abstaining.

Votes: 6-0-1

New Public Hearing

- a. **PH# 3013** – 51 Enfield St – Special Permit application to convert a non-conforming use to a less intensive non-conforming use for auto wash and detailing motor vehicle facility; Diane Pagano, Owner/Applicant; Map 35/Lot 206; BL Zone.

Motion: Commissioner Alaimo made a motion, seconded by Commissioner Higley, to table PH# 3013.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. **PH# 3014** – 113 Brainard Rd – Special Permit application for an existing in law apartment; Patricia Ferreira, Owner/Applicant; Map 36/Lot 237; R-33 Zone.

Chairman Nelson seated Alternate Commissioner Correia.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley to close 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# 3014.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- c. **PH# 3016** – 113 Brainard Rd – Special Permit application to park two commercial vehicles on rear of the property; Patricia Ferreira, Owner/Applicant; Map 36/Lot 237; R-33 Zone.

Chairman Nelson seated Alternate Commissioner Majmudar.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley to close 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# 3016 with 4 site specific condition added to the standard conditions of approval.

The motion passed with a 5-2-0 vote with Commissioner Higley and Commissioner Petronella voting against.

Votes: 5-2-0

- d. **PH# 3017MA** – 1297 Enfield St – Zone change request from HR-33 to SDD; Felician Sisters of North America Real Estate Trust, Owner; The Community Builders, Applicant; Map 46/Lot 2; HR-33 Zone.

Chairman Nelson seated Alternate Commissioner Correia.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to continue PH# 3014 to October 14, 2021.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- e. **XZA#21-08** – Table 8.122 – To allow adaptive reuse of municipal properties in Thompsonville.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray to close 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 XZA#21-08.

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 October 14, 2021.