

VOTES OF THE MEMBERS PURSUANT  
TO CGS, SECTION 1-255 (A)  
ENFIELD PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
THURSDAY, NOVEMBER 18, 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 7:08 PM.

**Roll Call**

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

Also present were Laurie Whitten, Director of Development Services and Ben Winter Assistant Town Planner.

**Approval of Minutes**

- a. October 28, 2021 – Regular Meeting.

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the October 28, 2021 Regular Meeting as amended.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Old Public Hearing**

Chairman Nelson seated Alternate Commissioners Kiran Majmudar.

- a. **XSU#21-09** – 117 Post Office Road – Special Permit application to install a modular classroom at Stowe School; Town of Enfield Owner/Applicant; Map 54/Lot 6; R-33

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray to close public hearing.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

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2021 NOV 19 PM 2:57  
Sharon M. Bailey

**Motion:** Commissioner Richard Szewczak made a motion, seconded by Commissioner DeGray, to approve XSU# 21-09.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

- b. **PH# 3017MA** – 1297 Enfield Street – 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.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to accept the withdrawal without prejudice.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

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

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to table PH# 3013 to December 9, 2021 Regular Meeting.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

### **New Business**

Chairman Nelson seated Alternate Commissioners Nelson Correia.

- a. **SPR# 1875** – 190 Elm Street – Site Plan Review application to construct a new gasoline service station, car wash, restaurants, and convenience store; 466 Spring Street LLC/190 Elm Street LLC/Douglas Fournier and Michael P. Solenski, Owners; Michael Frisbie, Noble Energy Real Estate Holdings LLC, applicant; Map 64/Lot 90 and Map 64/ Lot 91; B-G Zone.

**Motion:** Commissioner Richard Szewczak made a motion, seconded by Commissioner DeGray, to approve SPR# 1875.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Other Business**

- a. Adoption of the 2022 Calendar Meeting Dates

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to adopt 2022 calendar as amended.

The motion passed with a unanimous vote.

**Votes:** 7-0-0

**Adjournment**

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to adjourn.

The motion passed with a unanimous vote.

**Votes:** 7-0-0

**Note:** Next Regular Meeting is December 9, 2021.