

VOTES OF THE MEMBERS PURSUANT  
TO CGS, SECTION 1-255 (A)  
ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 9, 2021 – 7:00PM  
ENFIELD TOWN HALL – COUNCIL CHAMBERS  
820 ENFIELD STREET – ENFIELD, CT

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RECEIVED  
ENFIELD TOWN CLERK  
2021 DEC 13 AM 9:53  
Shela M Bailey

**Call to Order & Pledge of Allegiance**

Chairman Nelson called the meeting to order at 7:00 PM.

**Roll Call**

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

Also present were Laurie Whitten, Director of Development Services, Ben Winter Assistant Town Planner and Ricardo Rachele, Zoning Enforcement Officer.

Chairman Nelson seated Alternate Commissioners Nelson Correia and Kiran Majmudar.

**Approval of Minutes**

- a. November 18, 2021 – Regular Meeting.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner DeGray, to approve the minutes of the November 18, 2021 Regular Meeting.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Old Public Hearing**

- a. **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 close PH# 3013.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 3013.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

### **New Public Hearing**

- a. **PH# 3020** – Text Amendment - Text Amendment application to Section 4.70.6 and 4.10.1 to add a Single-Family Detached Dwelling Units section to the Multi-Family Housing Development Zone; Washington Associates of Enfield LLC, applicant.

Commissioner Petronella recuse himself.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to close PH# 3020.

The motion passed with a unanimous vote.

**Votes: 6-0-0**

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 3020 with two site specific conditions.

The motion passed with a unanimous vote.

**Votes: 6-0-0**

### **New Business**

- a. **SPR# 1877** – 875 Enfield Street – Site Plan Review application for Temporary Use Permit within the B-L Zone; Irving and Maple Streets LLC, owner; CVS Health – Chris Geise and Bill Hellmann, Applicant; Map 026/Lot 0073

**Motion:** Commissioner Richard Szewczak made a motion, seconded by Commissioner DeGray, to approve SPR# 1877 with one site specific condition.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

- b. **SPR# 1876** – 30 – 32 Bacon Road – Site Plan Review application for site and construction within the I – 1 Zone; Joseph Liquore, owner; Mark O’Neill, Hamlet Homes LLC, Applicant; Map 095/Lot 0032, 095/0031

**Motion:** Commissioner Richard Szewczak made a motion, seconded by Commissioner DeGray, to approve SPR# 1876 with one site specific condition.

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 January 13, 2021.