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Sharon M Bailey



VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 24, 2022 – 7:00PM
ENFIELD TOWN HALL – COUNCIL CHAMBERS
820 ENFIELD STREET – ENFIELD, CT

Call to Order & Pledge of Allegiance

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

Roll Call

Commissioner Petronella took the roll and present were Commissioners Lewis Fiore, Virginia Higley, John Petronella, Kiran Majmudar, Frank Alaimo, and Alternate Commissioners Christian D'Antonio and Vinnie Grillo. Absent was Commissioner Linda DeGray.

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

Chairman Fiore seated Alternate Commissioners D'Antonio and Grillo.

Approval of Minutes

- a. February 10, 2022 – Regular Meeting.

Motion: Commissioner Higley made a motion, seconded by Commissioner Alaimo, to approve the minutes of the February 10, 2022 Regular meeting.

The motion passed with a unanimous vote.

Votes: 7-0-0

Motion: Commissioner Higley made a motion, seconded by Commissioner D'Antonio, to move New Business before Old Public Hearings.

The motion passed with a unanimous vote.

Votes: 7-0-0

New Public Hearing

- a. **PH# 3025** – 917 Enfield St – Special Use Permit application for Class 1 Liquor License Wing Yuen Robert Lia + Julie P Lia, Owner; Sheckiera Stanberry - Williams, Applicant; Map 26/Lot 78; B-L Zone.

Motion: Commissioner Alaimo made a motion, seconded by Commissioner Higley, to close the Public Hearing.

The motion passed with a unanimous vote.

Votes: 7-0-0

Motion: Commissioner Majmudar made a motion, seconded by Commissioner Petronella, to approve PH# 3025.

The motion passed with a unanimous vote.

Votes: 7-0-0

- b. **PH# 3026** – 95 High Street – Special Use Permit application for Commercial Recreation and Retail within the TD-5 Zone; Molinas Plaza LLC/Sergio Molina, owner; Bryan LeBlanc, applicant; Map 25/Lot 6; TD-5 Zone.

Motion: Commissioner Majmudar made a motion, seconded by Commissioner D’Antonio, to close the Public Hearing.

The motion passed with a unanimous vote.

Votes: 7-0-0

Motion: Commissioner Alaimo made a motion, seconded by Commissioner Higley, to approve PH# 3026.

The motion passed with a unanimous vote.

Votes: 7-0-0

New Business

- a. **SPR# 1883** – 175 Freshwater Boulevard – Site Plan Review for modifications to site plan, Eppendorf Holding Inc., owner; Eppendorf Holding Inc., Applicant; Map 55/Lot 1, I-P Zone.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Alaimo, to approve SPR# 1883.

The motion passed with a unanimous vote.

Votes: 7-0-0

Old Public Hearings

- a. **SPR# 1881** – 25/35 Bacon Road – Site Plan Review for a warehouse/distribution center; WE 35 Bacon Road LLC, Owner; WE 35 Bacon Road LLC, Applicant; Map 94/Lot 65; I-1 Zone.

Motion: Commissioner Alaimo made a motion, seconded by Commissioner Majmudar, to close the Public Hearing.

The motion passed with a unanimous vote.

Votes: 7-0-0

Motion: Commissioner Alaimo made a motion, seconded by Commissioner Higley, to continue SPR# 1881.

The motion passed with a unanimous vote.

Votes: 7-0-0

Other Business

- a. Discussion on Cannabis

Motion: Commissioner Majmudar made a motion, seconded by Commissioner D'Antonio, take the discussion on cannabis off of the table.

The motion passed with a unanimous vote.

Votes: 7-0-0

Motion: Commissioner Alaimo made a motion, seconded by Commissioner Majmudar, to table the discussion on cannabis.

The motion passed with a unanimous vote.

Votes: 7-0-0

Motion: Commissioner Grillo made a motion, seconded by Commissioner Petronella, to extend the meeting to midnight.

The motion passed with a unanimous vote.

Votes: 7-0-0

- b. Food Truck Regulations

Motion: Commissioner Alaimo made a motion, seconded by Commissioner Grillo, to table the discussion on food truck regulations.

The motion passed with a unanimous vote.

Votes: 7-0-0

Opportunities/Unresolved Issues

Mr. Winter stated that he has a request for an extension of a condition for a Special Permit that was approved back in 2019. He stated that the extension is for 1559 King Street and is from 24 to 36 months.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Higley, to approve the extension request on Condition #6 for PH# 2949.

The motion passed with a unanimous vote.

Votes: 7-0-0

Adjournment

Motion: Commissioner Higley made a motion, seconded by Commissioner Alaimo, to adjourn at 11:04 PM.

The motion passed with a unanimous vote.

Votes: 7-0-0

Note: Next Regular Meeting is March 10, 2022.