

VOTES OF THE MEMBERS PURSUANT  
TO CGS, SECTION 1-255 (A)  
ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, MARCH 10, 2022 – 7:00PM  
ENFIELD TOWN HALL – COUNCIL CHAMBERS  
820 ENFIELD STREET – ENFIELD, CT

---

RECEIVED  
ENFIELD TOWN CLERK

2022 MAR 11 AM 7:54

Sheila M Bailey

**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, Linda DeGray, John Petronella, Kiran Majmudar, Frank Alaimo, Kenneth Hilinski and Alternate Commissioners Christian D'Antonio and Nicles Lefakis. Absent was Alternate Commissioner Vinnie Grillo.

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

**Approval of Minutes**

- a. February 17, 2022 – Regular Meeting.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Petronella, to approve the minutes of the February 17, 2022 Regular meeting.

The motion passed with 6-0-3 with Commissioners DeGray, Hilinski and Lefakis abstaining

**Votes: 6-0-3**

- b. February 24, 2022 – Regular Meeting.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Majmudar, to approve the minutes of the February 24, 2022 Regular meeting.

The motion passed with 6-0-3 with Commissioners DeGray, Hilinski and Lefakis abstaining

**Votes: 6-0-3**

**New Public Hearing**

- a. **PH# 3028** – 786 Enfield Street – Special Permit Application for Class 4 liquor permit, Shaan Realty LLC, owner; Marek Gusciora, applicant; Map 29/ Lot3, B-G Zone.

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

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Alaimo, to approve PH# 3028.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

### **New Business**

- a. **SPR# 1882** – 25 Hazard Avenue – Site Plan Review for modifications to site plan, Paramount Realty Services Inc., owner; AAA Club Alliance Inc., Applicant; Map 45/Lot 8, B-R Zone.

**Motion:** Commissioner Majmudar made a motion, seconded by Commissioner Petronella, to table SPR# 1882 to March 24, 2022 Regular Meeting.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

- b. **SPR# 1884** – 1559 King Street – Site Plan Review for modifications to site plan, Baker-Properties Limited Partnership., owner/applicant; Map 17/Lot 39, SDD Zone.

**Motion:** Commissioner Petronella made a motion, seconded by Commissioner Alaimo, to approve SPR# 1884 with general conditions of approval.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

- c. **8-24 Referral** – Discontinuance on Old Neelans Rd

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Alaimo, to give a positive referral for the discontinuance on Old Neelans Rd.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Other Business**

a. Discussion on Cannabis

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

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**

**Adjournment**

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to adjourn at 9:20 PM.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Note:** Next Regular Meeting is March 24, 2022.