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ENFIELD TOWN CLERK

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

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2022 MAR 25 PM 3:01

Stok 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 Vinnie Grillo, Christian D'Antonio and Nicles Lefakis.

Also present were Laurie Whitten, Director of Development Services, and Ricardo Rachele, Zoning Enforcement Officer.

**Approval of Minutes**

- a. March 3, 2022 – Special Meeting

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Alaimo, to approve the minutes of the March 3, 2022 Special meeting.

The motion passed with 7-0-3 with Commissioners DeGray, Hilinski and Lefakis abstaining

**Votes: 7-0-3**

- b. March 10, 2022 – Regular Meeting.

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

The motion passed with 7-0-0

**Votes: 7-0-0**

**New Public Hearing**

- a. **PH# 3027** – 2 Washington Avenue – Special Use Permit application to allow for one commercial vehicle; Ivy Nieroda Broderick, Owners; Richard Broderick, Applicant; Map 22/Lot 59; TD-2 Zone.

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

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Motion:** Commissioner Petronella made a motion, seconded by Commissioner DeGray, to approve PH# 3027.

The motion failed with a 2-5-0 vote with Commissioners Fiore, DeGray, Higley, Majmudar, and Hilinski voting against.

**Votes: 2-5-0**

- b. **PH# 3029** – 90 Elm St – Special Use Permit application for an outdoor home & product show; Enfield Square Realty LLC + Enfield, CH LLC+ Enfield Nassim LLC, Owners; NCCCC Applicant; Map 43/Lot 16; B-R Zone.

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

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Motion:** Commissioner Hilinski made a motion, seconded by Commissioner Alaimo, to approve PH# 3029.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

- c. **PH# 3030** – 10 Hazard Avenue – Special Use Permit application for a Class 3 Liquor Permit; Equity One (Northeast Portfolio) LLC, Owner; Gaurav Bishnoi, Applicant; Map 56/Lot 22; B-R Zone.

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

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Motion:** Commissioner Petronella made a motion, seconded by Commissioner Hilinski, to approve PH# 3030.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Old 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 Higley made a motion, seconded by Commissioner Petronella, to take SPR# 1882 off table.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Motion:** Commissioner Petronella made a motion, seconded by Commissioner Majmudar, to approve SPR# 1882 with one site specific condition.

The motion passed with a 4-3-0 vote with Commissioners Fiore, DeGray, Higley voting against.

**Votes: 4-3-0**

**Other Business**

- a. Recreational Marijuana

There was unanimous consensus to forward recreational marijuana regulations to CRCOG.

- b. Food Truck Regulations

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Alaimo, to take the discussion on food truck regulations off table.

The motion passed with a unanimous vote.

**Votes: 7-0-0**

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Majmudar, 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 9:26 PM.

The motion passed with a unanimous vote.

**Votes:** 7-0-0

**Note:** Next Regular Meeting is April 14, 2022.