

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A) 2022 APR 18 PM 1:26
ENFIELD PLANNING AND ZONING COMMISSION *Anne Grapich Cost*
REGULAR MEETING
THURSDAY, APRIL 14, 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, Kenneth Hilinski, Linda DeGray, Frank Alaimo, and Alternate Commissioner Nicles Lefakis. Absent were Alternate Commissioners Christian D'Antonio and Vinnie Grillo.

Also present was Laurie Whitten, Director of Development Services.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to add the minutes of the March 10, 2022 meeting to the agenda.

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

The motion to accept the minutes passed with an 8-0-0 vote.

Votes: 8-0-0

Approval of Minutes

- a. March 24, 2022 – Regular Meeting

Motion: Commissioner Lefakis made a motion, seconded by Commissioner Hilinski, to approve the minutes of the March 24, 2022 Regular Meeting as amended.

The motion passed with an 8-0-0 vote.

Votes: 8-0-0

New Public Hearing

- a. **PH# 3031** – 33 Palomba Dr – Special Use Permit Application to replace the pylon sign; Sign Techniques Inc, Tracy Janik, Applicant; Manchem LLC, Owner; Map 57/Lot 343; BR Zone.

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

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray, to approve PH #3031.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. **PH# 3032**– 7 Anngina Dr – Application requesting a 2-lot resubdivision; Robie Realty, LLC Applicant/Owner; Map 82/Lot 56; I-1 Zone.

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

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner Higley, to approve a waiver for the landscape setback.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray, to approve PH# 3032.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- c. **PH# 3033** – 95 High St – Special Use Permit application to host a special event; Cutbertu Chavez, Applicant; Molina’s Plaza LLC, Owner; Map 25/Lot 6; TD-5 Zone.

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

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner Majmudar, to approve PH #3033.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- d. **PH# 3035-** 37 Sandpiper Road- Special Use Permit Application for an accessory apartment; Michelle Canevari, Applicant/Owner; Map 89/ Lot 15; R-44 Zone.

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

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner Hilinski, to approve PH #3035.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

New Business

- a. **SPR# 1889-** 95 Elm Street- Site Plan Modification for retail space with outdoor storage; Mark Swiderski, Applicant; Ocean State Job Lot of Enfield, LLC, Owner; Map 43/Lot 1; BR Zone.

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray, to approve SPR# 1889.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. **8-24 Referral** – 92 Main Street – Transfer of Town property

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to forward a positive referral to the Town Council for the transfer of property.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Other Business

a. Food Truck Regulations

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to take this item off of the table.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Chairman Fiore stated that the COVID regulation extension was passed so there is no need for them to continue with this.

Motion: Commissioner Majmudar made a motion, seconded by Commissioner Alaimo, to remove this item from the agenda.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Adjournment

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to adjourn at 8:12 PM.

The motion passed with an 8-0-0 vote.

Votes: 8-0-0

Note: Next Regular Meeting is April 28, 2022.