

VOTES OF THE MEMBERS PURSUANT  
TO CGS, SECTION 1-255 (A)  
ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, MAY 26, 2022 – 7:00PM  
ENFIELD TOWN HALL – COUNCIL CHAMBERS  
820 ENFIELD STREET – ENFIELD, CT

RECEIVED  
ENFIELD TOWN CLERK  
2022 MAY 27 PM 1:00  
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, John Petronella, Kiran Majmudar, Kenneth Hilinski (virtual), Linda DeGray, Frank Alaimo, and Alternate Commissioner Christian D'Antonio. Absent were Commissioner Kiran Majmudar and Alternate Commissioner Nicles Lefakis.

Also present were Laurie Whitten, Town Planner and Matthew Davis, Assistant Town Planner.

Alternate D'Antonio was seated for Commissioner Majmudar.

**Approval of Minutes**

- a. May 12, 2022 – Regular Meeting

**Motion:** Commissioner Higley made a motion, seconded by Commissioner DeGray, to approve the minutes of the May 12, 2022 Regular Meeting as amended.

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

**New Public Hearings**

- a) **PH# 3024 - 100 Elm Street-** Application for the interior addition of a deli; Christopher Algoo, Applicant; Alliance Energy, LLC, Owner; Map 43/ Lot 15; BR Zone

**Motion:** Commissioner Petronella made a motion, seconded by Commissioner Alaimo to approve PH#3024 with the conditions noted in Staff's Report.

The motion passed with a 7-0 Vote.

- b) **PH# 3036 - 33 Palomba Drive-** Application for a used car dealership; Gale Toyota Inc dba Buy Center of Enfield, Applicant; Mached LLC, Owner; Map 57/ Lot 343; BR Zone

**Motion:** Commissioner Higley made a motion to continue the hearing to June 9, 2022, seconded by Commissioner Petronella.

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

- c) **PH# 3038 - 370 North Maple Street-** Modification to allow a solid vinyl fence to replace earthen berm; Mayfield Place LLC, Applicant/Owner; Map 78/ Lot 30; MFHD Zone.

Motion: Commissioner Petronella made a motion to approve, subject to the conditions noted in Staff's Report, seconded by Commissioner DeGray.

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

- d) **PH# 3034MA - 1706 King Street-** Zone change request from Business General to Industrial-1; Josh Sullivan, Applicant; Burlington Coat Factory, Owner; Map 14/Lot 26; BG Zone.

Motion: Commissioner Petronella made a motion to approve , seconded by Commissioner Higley.

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

Finding: The application is consistent with the POCD and will accomplish the Town's economic development objectives for this area.

Effective Date: 8:30 am, Thursday, June 9, 2022.

- e) **PH# 3041 - 98 Prospect Street-** Application for a conversion to open storage; Kelly-Fradet Lumber, Inc, Applicant; Town of Enfield, Owner; Map 21/Lot 20; I-1 Zone.

Motion: Commissioner Petronella made a motion to approve, seconded by Commissioner DeGray, subject to the conditions noted in Staff's Report.

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

#### **New Business**

- a. **SPR# 1891 - 9 Moody Rd, Unit 3a-** Application for a fabrication facility and window wraps for vehicles; Shaun Mayo, Applicant; Anderson Properties, LLC, Owner; Map 75/Lot 36; I-1 Zone.

Motion: Commissioner Petronella made a motion to approve, subject to the conditions in the Staff Report, seconded by Commissioner Alaimo.

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

- b. **SPR# 1892 - 53 Manning Road-** Application requesting approval for an indoor long term parking facility; Walter LaBonte, Applicant; KBRC Realty, LLC, Owner; Map 32/ Lot 15; I-1 Zone

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

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

#### **Adjournment**

**Motion:** Commissioner Higley made a motion, seconded by Commissioner DeGray, to adjourn at 9:16 PM.

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

**Note:** Next Regular Meeting is June 9, 2022.