

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
Enfield Planning and Zoning Commission- Regular Meeting
Thursday, July 14, 2022 – 7:00PM
Enfield Town Hall- Council Chambers
820 Enfield Street, Enfield, CT. 06082

RECEIVED
ENFIELD TOWN CLERK
2022 JUL 15 PM 3:45
Sharon 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, Kenneth Hilinski, Frank Alaimo, Linda DeGray, John Petronella and Kiran Majmudar, and Alternate Commissioners Christian D'Antonio and Nicles Lefakis. Absent were Alternate Commissioner Vinnie Grillo.

Also present was Laurie Whitten, Director of Planning and Matthew Davis, Assistant Town Planner.

Approval of Minutes

- a. June 30, 2022 – Regular Meeting

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to approve the minutes of the June 30, 2022 Regular Meeting as amended.

The motion passed with an 7-0-2 vote with Commissioners Petronella and Majmudar abstaining.

Bond Release(s)

- a. **PH# 2849 - 157 South Rd** – E&S, Site Restoration & Landscaping Bond Release

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray, to approve the bond release for PH# 2849.

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

New Public Hearings

- a. **XZA# 3041** - Text Amendment for Section 6.20 to require Special Permits for warehouses and distribution buildings equal to or greater than 200,000 square feet in the Industrial Zones.

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

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

Motion: Commissioner Petronella made a motion, seconded by Commissioner Hilinski to continue approve XZA#3041 with the effective date of July 28, 2022.

The following are reasons for approval: (1) Meets the intent of the POCD, (2) By seeking to decrease traffic along the corridors of Rte. 190 and Rte. 220 and rest of I-91 will offer greater oversight with larger development with regard to potential neighborhood, environmental impacts, and traffic, (3) It will offer citizens the opportunity to comment on a development with a greater confidence regarding the land use application process, and (4) Promote Economic Development by preserving neighborhoods.

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

Old Public Hearings

- a. **PH# 3040MA – 1297 Enfield Street**–Zone change request from HR-33 to SDD; Felician Sisters of North America Real Estate Trust, Applicant/Owner; Map 49/Lot 2; HR-33 Zone.

Commissioner Petronella recused himself.

Chairman Fiore seated Alternate Commissioner Lefakis.

Motion: Commissioner Helinski made a motion, seconded by Commissioner Majmudar to take PH# 3040MA off the table.

The motion passed unanimously.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to continue PH#3040MA to July 28, 2022, Regular Meeting at 7PM.

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

New Business

- a. **FLD# 44- 55 Cottage Road**- Application for the demolition and construction of a single-family home with a 2-car garage; Randy and Stacy Daigle, Owners/Applicants; Map 80/ Lot 55; R-33 Zone/Lake Overlay District.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Hilinski to approve FLD# 44 with 23 conditions.

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

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to extend the meeting past 11 PM.

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

- b. **SPR# 1895- 238 Shaker Road**- Application for a Site Plan Modification to eliminate a curb cut; Guy Burns, Applicant; 238 Shaker Road LLC, Owner; Map 94/Lot 14; I-2 Zone.

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray to approve SPR# 1895 with 21 conditions.

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

- c. **SPR# 1898- 95 High Street** – Application for a Site Plan Modification for the expansion of use of the restaurant; Cutbertu Chavez, Applicant; Molina LLC, Owner; Map 25/Lot 6; TD-5.

Commissioner Majmudar recused himself.

Chairman Fiore seated Alternate Commissioner Lefakis.

Motion: Commissioner Petronella made a motion, seconded by Commissioner LeFlakis to approve SPR# 1898 with 15 conditions.

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

Adjournment

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to adjourn at 10:20 PM.

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

Note: Next Regular Meeting is July 28, 2022.