

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
Enfield Planning and Zoning Commission- Regular Meeting
Thursday, September 8, 2022 – 7:00PM
Enfield Town Hall- Council Chambers
820 Enfield Street, Enfield, CT. 06082

RECEIVED
ENFIELD TOWN CLERK
2022 SEP -9 AM 10:07
Shaker Rd. DeGray

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, Linda DeGray, John Petronella and Kiran Majmudar, and Alternate Commissioner Christian D'Antonio. Absent were Commissioner Francis Alaimo and Alternate Commissioner Vinnie Grillo.

Also present was Laurie Whitten, Director of Planning, Matt Davis, Assistant Town Planner and Recording Secretary Rebecca Jones.

Approval of Minutes

- a. July 28, 2022 – Regular Meeting

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to approve the minutes of the July 28, 2022 Regular Meeting.

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

Motion: Commissioner Higley made a motion seconded by Commissioner DeGray to move Item 10, SPR# 1901-160 Spring Street, below Item #7, Bond Releases, on the agenda.

The motion passed unanimously.

Bond Release(s)

- a. **PH# 3007 – 11 Shaker Road** – Erosion & Sediment Control bond release and Landscaping Bond release.

Motion: Commissioner Petronella made a motion to, seconded by Commissioner Helinski, to approve the release if the Landscaping Bond in the amount of \$8,000 for PH# 3007- 11 Shaker Road- The Learning Experience.

The motion passed unanimously.

New Business

- a. **SPR# 1901- 160 Spring Street-** Application for the demolition of 2 small warehouses and the construction of a new building; Andrew Crane, Applicant; Kelly-Fradet Lumber, Owner; Map 21/Lot 2; I-1 Zone.

Motion: Commissioner DeGray made a motion to table SPR 1901- 160 Spring St until the next regular meeting, seconded by commissioner Higley.

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

New Public Hearings

- a. **XSP# 3045 – 155 Raffia Road-** Application for a freestanding sign; JFK Middle School Renovation Building Committee, Applicant; Town of Enfield, Owner; Map 68/ Lot 149; R-88 Zone.

Motion: Commissioner Majmudar, made a motion seconded by Commissioner Higley to close the public hearing. The motion passed unanimously.

Motion: Commissioner Petronella made a motion to approve XSP# 3045-155 Raffia Road, seconded by Commissioner Helinski to approve XSP# 3045-155 Raffia Road with 11 standard conditions of approval.

The motion passed with a 4-3-0 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.

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

The motion passed with a 6-0-0 vote.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to table PH# 3040MA to the next regular meeting of September 2 at 7PM.

The motion passed unanimously.

Adjournment

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to adjourn at 11:16PM.

The motion passed with unanimous.

Note: Next Regular Meeting is September 22, 2022.