

**Good evening. Nikki Price, 1324 Enfield Street.**

**As I begin my remarks, I would like to impart upon this commission a civics lesson that I learned in school some years ago. That being we are a government of the people, by the people, and for the people. That government officials show no favoritism to one side or any special interest group and remain answerable to the people. It is with the understanding that all citizens are equally protected under its laws that our society has endured and thrives relatively unscathed to this day.**

**Unfortunately, during the PH 3040MA petition process the applicant representative and Town Staff have continually side-stepped zoning regulations thwarting efforts of true abutters seeking to halt the creation of a Special Development District (SDD) by coming up with crafty methods for this**



**governing body to pass a zone change that will be permanently part of the land parcel. Such as a waiver to the mandatory requirement of a site plan. How can this governing body in good conscience make a comprehensive decision without a site plan? It is a site plan that would expose the impact this massive redevelopment project will have on the community. A good site plan will include construction limits and lay down areas, density, existing and proposed conditions of buildings, distance between buildings, easements, roads, sidewalks, the flow of traffic and lights or stop signs, paths/trails, parking, drainage facilities, sanitary service lines, water lines, fire hydrants, lighting, landscape, environment and etc.**

**Let's turn our attention to the *ENFIELD*  
*PLANNING ZONING COMMISSION STAFF REPORT &***

**DRAFT RESOLUTION #3. I would like to focus on four areas.**

**1. Petition: In an attempt to willfully circumvent the process and obtain approval of the petition, the applicant representative and Town Staff have created a new zone change area thus eliminating the property boundary of tax payers/homeowners in front of the Felician Sisters on Enfield Street and added I-91 as an abutter to the property. Of course, this would not meet the super majority needed. So, what is being asked by the applicant's representative and Town Staff is for this governing body to find I-91 is more important in the new zone change than the Enfield Street tax payers/homeowners who live directly in front of the Felician Sisters.**

## **2. Site Plan Requirements Requested to be Waived:**

**What the applicant representative and Town Staff is asking this governing body to do is to put the cart before the horse. Vote NO and keep the site plan before the waiver as should be. It's the applicant's burden to provide a site plan. By having all the facts in front of the Commission that a site plan provides will determine if this project benefits the Town of Enfield as a whole or not. We (all of us) would not be in this situation if the applicant, the applicant representative(s) and Town Staff were not devious in their actions to impede legitimate zoning regulations.**

**3. Vacancy: The applicant is seeking clarification from this Commission. The Commission should refer the applicant to Zoning Regulations Page 12 - Section 2.20 Interpretation of Other Terms /Item 2 Webster's Ninth Collegiate Dictionary for the**

**definition of vacancy, which provides clear-cut clarification to the meaning of vacancy. Attached is the regulation and Webster's definition of vacancy. It is common knowledge these buildings are not vacant because a chaplain lives in the yellow house, the school uses the auditorium for their gym classes, the infirmary has 2 floors, the nuns are living in the buildings, apartment dwellers living in the buildings, kitchen and dining rooms are open every day for three meals a day, which the nuns and dwellers have access. Clearly there is daily activities in these buildings and to say otherwise is not true.**

**4. Straw Pole (sp) Vote: Definition - "A straw poll, straw vote, or straw ballot is an ad hoc or unofficial vote. It is used to show the popular opinion on a certain matter, and can be used to help politicians know the majority opinion and**

**help them decide what to say in order to gain votes. However, in meetings subject to Robert's Rules of Order, motions to take straw polls are not allowed. Thus, it must be an official vote to ascertain if the Commission is in favor to such a waiver. (Please see BYLAWS FOR THE ENFIELD PLANNING AND ZONING COMMISSION article IX - 3- ver. 1/17/2020)**

**Lastly, there are too many unanswered questions, concerns to grant the applicant their request for approval for a zone change and site plan waiver. The fair, just action would be to continue the public hearing and direct the applicant to submit a full site plan for review.**

**In closing, each one you were placed on this governing body because you are an intelligent and wise public official. Please don't disappoint us by**

**voting this zone change and waiver to which runs counter to everything you claim to stand for, which is equal protection for all.**

**Attachments:**

**Zoning Regulations Page 12 of 144**

**ARTICLE II INTERPRETATION AND DEFINITIONS**

**Webster's Ninth Collegiate Dictionary  
Definition of Vacancy**

**Wikipedia Straw Poll Definition**

**BYLAWS FOR THE ENFIELD PLANNING AND ZONING COMMISSION article IX -  
3- ver. 1/17/2020**

**Robert's Rules of Order Shall govern the proceedings at the meeting of this  
Commission**

**Op-ed submitted and published:**

***The Enfield Patch***

***The Journal Inquirer***

## ARTICLE II INTERPRETATION AND DEFINITIONS

### Section 2.00 Interpretation

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For the purpose of these Regulations, the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense shall include the future tense, words used in the plural number shall include the singular number and words used in the singular number shall include the plural number. The word person includes a for-profit or non-profit corporation, company, partnership, or individual. The word shall is mandatory, not directive, and the word may is permissive.

### Section 2.10 Specific Terms

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- \* The word lot includes the words plot, parcel, and premise.
- \* The word structure includes the word building.
- \* Town means the Town of Enfield, Connecticut.
- \* State means the State of Connecticut.
- \* Commission means the Planning and Zoning Commission of the Town of Enfield.

### Section 2.20 Interpretation of Other Terms

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When the precise meaning of other words or terms is in doubt, the Commission shall determine the meaning by referring to the following documents in the order listed:

1. The Connecticut General Statutes
2. Webster's Ninth Collegiate Dictionary
3. The New Illustrated Book of Development Definitions
4. A Glossary of Zoning, Development and Planning Terms

### Section 2.30 Definitions

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1. Accessory Apartment: a second dwelling unit located within or added onto a detached single-family dwelling which is situated on an individual lot and which is clearly subordinate to the detached single-family dwelling in size, location and appearance. A second kitchen not part of a self-contained subordinate dwelling unit shall not constitute an accessory apartment. **(Amended 4/3/13)**
2. Acres, Developable: The net area of a lot expressed in acres after (i) 50% of floodplain and inland wetlands areas, and (ii) 25% of areas with slopes in excess of 25% have been deducted.
3. Accessory Building or Use: A building or use, in addition to the principal building or use, which is clearly subordinate to, and customarily incidental to, and located upon the same lot as the principal building or use. Structures which provide access to the principal building, including but not limited to, decks, landings, porches, etc, are considered part of a principal structure and shall not be considered accessory structures. The Zoning Board of Appeals shall have no authority to vary this provision. **(Amended 12/07/09)**
4. Active Adult Facility: Age-targeted residential units intended for those 5 years or older, who desire and are capable of an active lifestyle, who may remain in the workforce, and who may benefit from living among others of similar age and social interests. Housing types include small detached homes, townhouses or multiple-unit apartment buildings or condominiums. **(Added 6/15/2019)**



ness of a material (as insulation) with lower numbers indicating better insulating properties — compare R-VALUE
uva-rov-ite \vü-vär-ə-vit, -it n [G. Uvarov, fr. Count Sergei S. Uvarov 1855 Russ. statesman] (1837): an emerald-green calcium-chromium garnet
uvea \vü-və-ə n [ML, fr. L uva grape] (1525): the posterior pigmented layer of the iris; also: the iris and ciliary body together with the choroid coat — uve-al \vü-ə-l adj
uve-itis \vü-vē-tās n [NL] (ca. 1848): inflammation of the uvea of the eye
uvu-la \vü-vü-lə n, pl -las or -læ \vü-lə, -læ [ME, fr. ML, dim. of L uva cluster of grapes, uvula; prob. akin to GK oa service tree, OE fy yew — more at YEW] (14c): the pendent fleshy lobe in the middle of the posterior border of the soft palate

uvu-lar \vü-lər adj (1843) 1: of or relating to the uvula (< ~ glands) 2: produced with the aid of the uvula (a ~ sound)
ux-or-i-al \vək-sör-ē-əl, -sör-, -äg-zör-, -zör- adj [L uxorius] (1800): of, relating to, or characteristic of a wife
ux-or-i-cide \vək-sör-ə-sid, -sär-, -äg-zör-, -zär- n (1860) 1 [ML uxoricidium, fr. L uxor wife + -i- + -cidium -cide]: murder of a wife by her husband 2 [L uxor + B -i- + -cide]: a wife murderer
ux-or-i-ous \vək-sör-ē-əs, -sör-, -äg-zör-, -zör- adj [L uxorius uxorius; uxorial, fr. uxor wife] (1598): excessively fond of or submissive to a wife — ux-or-i-ous-ly adv — ux-or-i-ous-ness n
Uz-bek \üz-bek, -öz-, -üz- n or Uz-bieg \-beg, -beg n (1616) 1: a member of a Turkic people of Uzbekistan and adjacent regions of central Asia 2: the Turkic language of the Uzbek people



v \və n, pl v's or vs \vəz often cap, often attrib (15c) 1: a: the 22d letter of the English alphabet b: a graphic representation of this letter c: a speech counterpart of orthographic v 2: five — see NUMBER table 3: a: a graphic device for reproducing the letter v 4: one designated v esp. as the 22d in order or class 5: something shaped like the letter V
vac-an-cy \və-kən(t)-sē n, pl -cies (1599) 1 archaic: an interval of leisure 2: physical or mental inactivity or relaxation; IDLENESS 3 a: a vacating of an office, post, or piece of property b: tenancy 5; empty space 6: the state of being vacant; VACUITY
vacant \və-kənt adj [ME; fr. OF, fr. L vacans, prp. of vacare to be empty, be free] (14c) 1: not occupied by an incumbent, possessor, or officer (a ~ office, ~ throne) 2: being without content or occupant (a ~ seat in a bus) (a ~ room) 3: free from activity or work; DISBURGAGED (a ~ liquor) 3: free from activity or expression (a ~ smile) 4: devoid of thought, reflection, or use (~ land) b: having no heir or claimant; ABANDONED (a ~ estate) syn see EMPTY — vac-ant-ly adv — vac-ant-ness n
vac-ate \və-kāt, vā- vā vacat-ed; vac-at-ing [L vacatus, pp. of vacare] (1643) 1: to make legally void; ANNUL 2 a: to deprive of an incumbent or occupant b: to give up the incumbency or occupancy of ~ vi; to vacate an office, post, or tenancy
vac-a-tion \və-kā-shən, və- n, often attrib [ME vacatiōn, fr. MF vacation, fr. L vacatio-, vacatō freedom, exemption, fr. vacare] (14c) 1: a respite or a time of respite from something; INTERMISSION 2: a scheduled period during which activity (as of a court or school) is suspended; b: a period of exemption from work granted to an employee for rest and relaxation 3: a period spent away from home or business in travel or recreation (had a restful ~ at the beach) 4: an act or an instance of vacating
vac-a-tion-er \və-kā-shən-ər, -n (1896): to take or spend a vacation — vac-a-tion-er-ship \və-kā-shən-ər-ship n
vac-a-tion-ist \və-kā-shən-ist n (1885): a person taking a vacation
vac-a-tion-land \və-kā-shən-land n (1927): an area with recreational attractions and facilities for vacationists
vac-ci-nal \vək-sə-nəl, vək-sə- n adj (ca. 1860): of or relating to vaccine or vaccination
vac-ci-nate \vək-sə-nāt vb -nat-ed; -nat-ing vi (1803) 1: to inoculate (a person) with cowpox virus in order to produce immunity to smallpox 2: to administer a vaccine to usu. by injection ~ vi; to perform or practice vaccination — vac-ci-na-tor \və-kā-tər n
vac-ci-na-tion \vək-sə-nā-shən n (1800) 1: the act of vaccinating 2: the scar left by vaccinating
vac-cine \vək-sin, vək- n [L vaccinus, adj., of or from cows, fr. vaccin cow; akin to Skt vacā cow] (1803) 1: matter or a preparation containing the virus of cowpox in a form used for vaccination 2: a preparation of killed microorganisms, living attenuated organisms, or living increase immunity to a particular disease — vaccine adj
vac-ci-ne-ous \vək-sə-nē-əs n (1889): a vaccinated individual
vac-ci-nin \vək-si-nē-ən n [NL, fr. vaccinus] (1803) 1: COWPOX 2: the virus that is the causative agent of cowpox — vac-ci-nin-al \və-kā-shən-əl adj
vac-il-late \və-sə-lāt vb -lat-ed; -lat-ing [L vacillatus, pp. of vacillare to sway, waver — more at WINK] (1597) 1 a: to sway through lack of equilibrium b: FLUCTUATE; OSCILLATE 2: to waver in mind, will, or feeling; hesitate in choice of opinions or courses syn see HESITATE — vac-il-lat-ing-ly \və-lā-tiŋ-lē-ly adv — vac-il-la-tor \və-lā-tər n
vac-il-la-tion \və-sə-lā-shən n (15c) 1: an act or instance of vacillating 2: inability to take a stand; IRRESOLUTION, INDECISION
vac-u-ity \və-kyū-ə-tē, və- n, pl -ties [L vacuitas, fr. vacuus empty] (1541) 1: an empty space 2: the state, fact, or quality of being vacuous 3: something (as an idea) that is vacuous or inane
vac-u-o-late \və-kyə-(l)ə-wō-lāt vb -lat-ed; -lat-ing [L vacuolatus, fr. L vacuolus, fr. L vacuolus (highly vacuolated cells)] (1859) containing one or more vacuoles
vac-u-o-la-tion \və-kyə-(l)ə-wō-lā-shən n (1858): the development or formation of vacuoles
vac-u-ole \və-kyə-wōl n [F, lit., small vacuum, fr. L vacuūm] (1853)

1: a small cavity or space in the tissues of an organism containing air or fluid 2: a cavity or vesicle in the cytoplasm of a cell usu. containing fluid — see CELL illustration — vac-u-o-lar \və-kyə-wō-lər, -lār- adj
vac-u-ous \və-kyə-wəs adj [L vacuus] (1655) 1: emptied of or lacking content 2: marked by lack of ideas or intelligence; STUPID, INANE (a ~ mind) (a ~ expression) 3: devoid of serious occupation; IDLE syn see EMPTY — vac-u-ous-ly adv — vac-u-ous-ness n
vac-u-um \və-(l)kyūm, -kyūm also -kyū-əm n, pl vac-u-ums or vac-u-ua (1550) 1: emptiness of space 2 a: a space absolutely devoid of matter b: a space partially exhausted (as to the highest degree possible) by artificial means (as an air pump) c: a degree of rarefaction below atmospheric pressure 3 a: a state or condition resembling a vacuum; VOID (the power ~ in Indochina after the departure of the French — Norman Cousins) b: a state of isolation from outside influence, moment — W. S. Maugham) 4: a device creating or utilizing a partial vacuum; esp.: VACUUM CLEANER
vacuum adj (1825) 1: of, containing, producing, or utilizing a vacuum (separated by means of ~ distillation) 2: of or relating to a vacuum device or system
vacuum vt (1922): to use a vacuum device (as a vacuum cleaner) on ~ vi; to operate a vacuum device
vacuum bottle n (1910): THERMOS
vacuum cleaner n (1903): a household appliance for cleaning (as floors, carpets, or upholstery) by suction — called also vacuum sweeper
vacuum flask n (1917): THERMOS
vacuum gauge n (ca. 1864): a gauge indicating degree of rarefaction below atmospheric pressure
vacuum-packed adj (ca. 1926): having much of the air removed before being hermetically sealed
vacuum pan n (1833): a tank with a vacuum pump for rapid evaporation and condensation (as of sugar syrup) by boiling at a low temperature
vacuum pump n (ca. 1858): a pump for exhausting gas from an enclosed space
vacuum tube n (1859): an electron tube evacuated to a high degree of vacuum
vade me-cum \və-dē-mē-kəm, vā-dē-mā- n, pl vade me-cums [L, go with me] (1629) 1: a book for ready reference; MANUAL, 2: something regularly carried about by a person
vado-se \və-dōs adj [L vadus shallow, fr. vadum, n., shallow, ford; akin to L vadere to go — more at WADÉ] (1894): of, relating to, or being water or solutions in the earth's crust above the permanent groundwater level
VAG- or VAGO- comb form [ISV, fr. NL vagus]: vagus nerve (vagal) (vagotomy)
vag-a-bond \və-gə-bānd adj [ME, fr. MF, fr. LL vagabundus, fr. L vagari to wander] (15c) 1: moving from place to place without a fixed home; WANDERING 2 a: of, relating to, or characteristic of a wanderer b: leading an unsettled, irresponsible, or disreputable life — vag-a-bond-ish \və-bān-dish-ē-ly adv
vagabond n (15c): one leading a vagabond life; esp.: TRAMP — vag-a-bond-age \və-bān-dij-ē-ŋ — vag-a-bond-ism \və-bān-dī-zəm n
vagabond vt (1586): to wander in the manner of a vagabond; roam about
vag-al \və-gəl adj [ISV] (1854): of, relating to, mediated by, or being the vagus nerve — vag-al-ly \və-gəl-ē-ly adv
vaga-ri-ous \və-ger-ē-əs, və-, -gar- adj (1798): marked by vagaries; CAPRICIOUS, WHIMSICAL — vaga-ri-ous-ly adv
vaga-ry \və-gə-rē, və- ger-ē, -gar-, vā-; also vā-gə-rē, n, pl -ries [prob. fr. L vagari to wander, fr. vagus wandering] (1573): an erratic, unpredictable, or extravagant manifestation, action, or notion syn see CAPRICE
vagi-le \və-jē-lē, -jilē adj [ISV, fr. L vagus wandering] (ca. 1890): free to move about (~ organisms) — vag-il-ly \və-jil-ē-ly, vā- n

about \ə-bət \v kitten, F table \tər further \təʃ ash \əʃ ace \əʃ mop, mar \mɑʃ but, \bət chīn \tʃ bet \bət easy \iʃ go \gə hit \hɪt ice \iʃ job \dʒ sing \sɪŋ go. \gə law \ləʊ boy \bɔɪ thin \θɪn the \ðə loot \lu:t foot \fʊt yet \jət viston \vɪʃn \t, ʃ, c, ç, æ, ɪ, ɛ, ʌ see Guide to Pronunciation

Vertical text on the right edge of the page, including 'm it's ate rus', 'riam ster's nary o nym's', 'riam ster's nary o glish age', 'BIO', 'GEO'.

WIKIPEDIA

# Straw poll

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A **straw poll**, **straw vote**, or **straw ballot** is an ad hoc or unofficial vote. It is used to show the popular opinion on a certain matter, and can be used to help politicians know the majority opinion and help them decide what to say in order to gain votes.

Straw polls provide dialogue among movements within large groups.<sup>[1][2]</sup> Impromptu straw polls often are taken to see if there is enough support for an idea to devote more meeting time to it, and (when not a secret ballot) for the attendees to see who is on which side of a question. However, in meetings subject to Robert's Rules of Order, motions to take straw polls are not allowed.<sup>[3]</sup>

Among political bodies, straw polls often are scheduled for events at which many people interested in the polling question can be expected to vote. Sometimes polls conducted without ordinary voting controls in place (i.e., on an honor system, such as in online polls) are also called "straw polls".

The idiom may allude to a straw (thin plant stalk) held up to see in what direction the wind blows, in this case, the wind of group opinion.<sup>[4][5][6]</sup>

Section 3. A candidate receiving a majority vote from all the members of the Commission shall be declared elected and shall service for two years or until his/her successor shall take office.

Section 4. Vacancies in offices shall be filled by regular election procedure as prescribed in Section 1 above.

Section 5. Resignations of officers shall be in written form.

## ARTICLE VIII MEETINGS

Section 1. Regular Meetings will normally be held on the second and fourth Thursday of each month at 7:00 p.m. at the Town Hall but shall be consistent with the meeting schedule filed with the Town Clerk. Public hearings will normally be held on the second and fourth Thursday of the month but at the convenience of the Commission may be held on other occasions, subject to proper legal notification. In the event of conflict with holidays or other events, a majority at any meeting may change the date of said meeting. The Director of Development Services or his/her designee shall notify the membership in writing of regular meetings not less than 48 hours in advance of such meeting. Adjournment shall be 11:00 p.m. or immediately after completion of the item of business before the Commission at 11:00 p.m. The Commission, by majority vote of those present, may choose to set a time to adjourn if desired; however, no meeting may extend beyond 12 midnight except to open and continue any public hearing items and to act on any remaining business items having a mandatory action date before the next meeting of the Commission. All other business items shall be tabled.

Section 2. Four members of the Commission shall constitute a quorum. The number of votes necessary to transact business shall be a majority of those members of the Commission present and voting, except as noted in the State Statutes. Abstaining votes shall be counted with the majority.

Section 3. Special meetings may be held at the call of the Chairperson. The notice of such meeting shall specify the purpose of such a meeting and no other business may be considered. Commission members shall be notified in writing not less than 48 hours in advance of such a meeting.

Section 4. All Commission meetings shall be open to the public when in session and shall not be open to the public when in executive session when so called by a vote of two-thirds of the members present and voting, taken at a public meeting and stating the reasons for such executive session.

Section 5. Unless otherwise specified herein, Robert's Rules of Order shall govern the proceedings at the meeting of this Commission.

## ARTICLE IX

Dear Enfield Community,

There appears to be misconceptions as to the reasons the immediate surrounding neighborhood, of which I am a part, are not in favor of the zone change to 1297 Enfield Street proposed by the Felician Sisters of North America, Beaver Falls, PA. We are not opposed to the local chapter of the Felician Sisters in continuing their good work and are not against the proposed interior renovations of existing buildings into senior living apartments. We are against a zone change that will permanently remain with the land and provide a new owner almost unlimited powers to raze the campus and construct whatever they desire should the Felician Sisters of North America decide at some future point to sell the property. Concerns regarding this zone change proposal include:

- 1) It is my understanding that there will be no direct financial benefit to the local chapter but that the Felician Sisters of North America and partner, Community Builders, Boston, MA, will receive all revenues.
- 2) The Town of Enfield, by way of its current 12.5% ratio, meets the State of Connecticut community goal of 10% low income, affordable housing. With several other approved projects in queue there is no need for this type of housing on the Felician Sisters unspoiled campus.
- 3) The Enfield Montessori School would be stuck in the proposed Special Development District (SDD) creating a major safety concern for students and staff.
- 4) Increased traffic on Enfield Street, South Road, and Post Office Road.
- 5) Historical charm and character of Enfield Street will be affected.
- 6) It is unknown what affects a future sale of the property would have on the 99-year land lease being granted to Community Builders.

The above are but a few of the concerns the abutters have leading us to urge the Planning and Zoning Commission to vote NO on the proposed zone change. We hope you agree and that you would sign our petition. To do so please call me at (860) 745-1315.

Nikki A. Price  
1324 Enfield Street  
Enfield, CT 06082