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Sheila M Bailey

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)

Enfield Planning and Zoning Commission- Regular Meeting

Thursday, October 27 – 7:00PM

Enfield Town Hall- Council Chambers

820 Enfield Street, Enfield, CT. 06082

Call to Order & Pledge of Allegiance

Chairman Fiore called the meeting to order at 7:00 pm.

Roll Call

Commissioner Petronella took the roll call and present were Commissioners Lewis Fiore, Virginia Higley, Linda DeGray, John Petronella, Kenneth Hilinski, Kiran Majmudar (arrived at 7:02PM) and Alternate Commissioners Christian D'Antonio, and Nicles Lefakis. Absent were Commissioner Francis Alaimo, and Alternate Commissioner Vinnie Grillo

Chairman Fiore seated Alternate Commissioner D'Antonio for Commissioner Majmudar and Alternate Commissioner Lefakis for Commissioner Alaimo.

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

Motion: Commissioner Higley made a motion to move other business to be immediately after roll call, seconded by Commissioner Helinski.

The motion passed unanimously.

Motion: Commissioner Higley made a motion to move old public hearings to be after Bond Releases and before New Public Hearings.

The motion passed unanimously.

Commissioner Majmudar joined the meeting at 7:02PM and Alternate Commissioner D'Antonio was unseated.

Approval of Minutes

a. September 8, 2022 – Regular Meeting

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to approve the minutes of the September 8, 2022 Regular Meeting.

The motion passed 6-0-1 with Commissioner Lefakis abstaining.

b. September 22, 2002 – Regular Meeting

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to table the minutes of the September 22, 2022 Regular Meeting.

The motion passed with a 6-0-1 with Commissioner Lefakis abstaining.

c. October 13, 2022

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to approve the minutes of October 13, 2022.

The motion passed with a 5-0-2 with Commissioners Majmudar and Helinski abstaining.

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 and Alternate Commissioner D'Antonio was seated.

Motion: Commissioner Higley made a motion to remove this item from the table, seconded by Commissioner DeGray.

The motion passed unanimously.

Motion: Commissioner Higley made a motion to approve the Site Plan Waiver that a site plan would not be required, seconded by Commissioner DeGray.

The motion failed with a 3-4-0.

Motion: Commissioner Higley made a motion to accept the applicant's interpretation of the vacancy rate, seconded by Commissioner DeGray.

The motion failed with a 2-5-0 vote. The applicant failed to demonstrate the required vacancy rate.

Motion: Commissioner Higley made a motion to accept the petition submitted by the public to require a 2/3 vote as a valid petition, seconded by Commissioner DeGray.

The motion failed with 3-4-0, meaning the petition is not accepted as a valid petition.

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve PH# 3040MA from HR-33 to SDD.

The motion failed with a 2-5-0 vote.

Reasons for decisions as required for Zone Change Applications:

Chairman Fiore voted no because it does not comply with Section 5-60-1-c and 5.60-3-a of the Zoning Regulations. Vice Chairwoman Higley voted no because it does not comply with the current POCD, nor does it meet the vacancy rate definition according to Webster's 9th edition for 'Vacancy Rate', and does not satisfy Section 5.60 of the Zoning Regulations.

Commissioner DeGray voted no for the same reasons as the Chair and Vice Chair.

Commissioner Majmudar voted yes because it does comply with Section 5-60-e.

Commissioner Helinski voted no because the vacancy rate is not compliant and Section 5.60-1 the proposal does not exhibit compatibility with the character and density of the land use abutting the site.

Commissioner D'Antonio voted yes because it meets the requirements for the SDD rezone.

Commissioner Lefakis voted no because of the previously cited reasons in the no votes.

Commissioner Helinski stated he felt qualified to vote since he watched the meetings, he was not present for.

Motion: Commissioner Higley made a motion to take a 5-minute recess, seconded by Commissioner DeGray.

The motion passed unanimously.

New Public Hearing

- a. **PH# 3049 – 92 Main Street** -Application to construct a 10-space paved parking lot with concrete walk and dumpster enclosure; Salas Brothers, Applicant/Owner; Map 24/Lot47; TD-4 Zone.

Motion: Commissioner Petronella made a motion to open the public hearing, seconded by Commissioner DeGray.

The motion passed unanimously.

Motion: Commissioner DeGray made a add a site-specific condition of add additional lighting (one fixture-can be building mounted) in the parking lot area near the dumpster with staff's approval, seconded by Commissioner Higley.

The motion passed unanimously.

Motion: Commissioner DeGray made a motion, seconded by Commissioner Helinski to close the public hearing.

The motion passed unanimously.

Motion: Commissioner Petronella made a motion to approve PH# 3049 with the 28 conditions of approval, seconded by Commissioner Lefakis.

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

- b. **XZA# 22-02** – Application of the Town of Enfield to add public Art Murals into Section 10.30 Sign Regulation section of Enfield Zoning Regulations.

Motion: Commissioner Petronella made a motion to open the public hearing, seconded by Commissioner DeGray.

The motion passed unanimously.

Motion: Commissioner Helinski made a motion to close the public hearing, seconded by Commissioner DeGray to close the public hearing.

The motion passed unanimously.

Motion: Commissioner Petronella made a motion to approve XZA# 22-02, as it is consistent with the POCD, will protect free speech from the Zoning Regulations, and CRCOG has found no municipal impact with the effective date of November 14, 2022, seconded by Commissioner Helinski.

The motion passed unanimously.

- c. **XZA# 3048** – Application of the Town of Enfield to modify Section 8.20 of the Marijuana Regulation section for separating distances within the BR-Zone and to eliminate variances.

Motion: Commissioner Petronella made a motion to open the public hearing, seconded by Commissioner DeGray.

The motion passed unanimously.

Motion: Commissioner Higley made a motion to close the public hearing, seconded by Commissioner DeGray to close the public hearing.

The motion passed unanimously.

Motion: Commissioner Petronella made a motion to approve XZA# 3048, as it is consistent with the POCD, will promote economic development in appropriate locations, and CRCOG has found no municipal impact with the effective date of November 14, 2022, seconded by Commissioner Helinski.

The motion passed unanimously.

Adjournment

Motion: Commissioner Majmudar made a motion, seconded by Commissioner DeAntonio, to adjourn at 8:15 PM.

The motion passed unanimously.

Note: The next Regular Meeting is November 10, 2022. There will only be one meeting in November due to Thanksgiving Holiday.