

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
Enfield Planning and Zoning Commission- Regular Meeting
Thursday, December 15, 2022 – 7:00PM
Enfield Town Hall- Council Chambers
820 Enfield Street, Enfield, CT. 06082

RECEIVED
ENFIELD TOWN CLERK
2022 DEC 20 AM 12:55
Shirley M. Bailey

Call to Order & Pledge of Allegiance

Chairman Fiore called the meeting to order at 7:01 pm.

Roll Call

Commissioner Petronella took the roll call and present were Commissioners Lewis Fiore, Linda DeGray, John Petronella, Frances Alaimo, Kenneth Hilinski, Kiran Majmudar and Alternate Commissioners Christian D'Antonio, and Nicles Lefakis. Absent were Commissioner Higley and Alternate Commissioner Vinnie Grillo.

Chairman Fiore seated Alternate Commissioner D'Antonio for Commissioner Higley.

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

Approval of Minutes

- a. October 27, 2022

Motion: Commission Degray made a motion, seconded by Commissioner Hilinski to approve the minutes of October 27, 2022.

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

Recommendation: Chairman Fiore made a recommendation for a change to the agenda to add to Other Business the discussion of meeting scheduled on December 22, 2022.

Motion: Commission DeGray made a motion to add Other Business the discussion of meeting scheduled on December 22, 2022, seconded by Commissioner Majmudar.

This motion passed unanimously.

Recommendation: Chairman Fiore made a recommendation to add to Bond Releases, **SPR 1829 & 1829.02** – 10 Hazard Avenue.

Motion: Commissioner DeGray made a motion, seconded by Chairman Alaimo to add SPR 1829 & 1829.02 to the Bond Releases.

This motion passed unanimously.

Recommendation: Chairman Fiore made a recommendation to move Item 8 – Traffic Impact Study to be before Item 7 – Bond Releases.

Motion: Chairman Degray, seconded by Chairman Petronella to move Item 8 before Item 7.

This motion passed unanimously.

Presentation – Traffic Impact Study – Enfield Square Mall

Motion: Commissioner Degray made a motion, seconded by Commissioner Hilinski to table the Traffic Impact Study of Enfield Square Mall.

This motion passed unanimously.

Bond Release(s)

PH# 2988.02 – Mobile Mini – 135 Freshwater Blvd – landscape bond

Motion: Commissioner Fiore made a motion, seconded by Commissioner Hilinski to approve the release of the bond for PH#2988.02 – Mobile Mini landscape bond– 135 Freshwater Blvd.

This motion passed unanimously.

SPR# 1829 & SPR# 1829.02 – 10 Hazard Avenue – landscape bond

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray to approve the release of the bond for SPR# 1829 & SPR# 1829.02 – 10 Hazard Avenue – landscape bond.

This motion passed unanimously.

New Business

SPR#1908 - 210 Moody Road- Application for an addition to a 13,900 SF addition onto the existing facility; Top-Knot, LLC, Applicant/Owner; Map 100/Lot 11; I-1 Zone.

Conditional modification of 50 foot Buffer – along Taylor Road, subject to the four conditions listed in staff's memo.

Motion: Commissioner Petronella made a motion, seconded by Commission Majmudar to approve the conditional modification to the 50 foot buffer along Taylor Road, subject to the four conditions listed in staff's memo.

This motion passed unanimously.

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray to approve SPR# 1908 including the conditional modification to the 50 foot buffer.

This motion passed unanimously.

SPR#1902 – 90 Alden Avenue – Application for a twenty-unit apartment building; Bellsite Development, LLC, Applicant/Owner; Map 28/Lot 17; TD-5 Zone.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Hilinski to approve SPR#1902, with one added condition to provide a tenant amenity area in the common “courtyard” area.

This motion passed unanimously.

SPR#1907 – 50 Palomba Drive – Remodel and expansion of existing car dealership, and associated site improvements; Gale Toyota, Applicant/Owner; Map 57/Lot 337; B-R Zone.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Alaimo to approve SPR# 1907 with the following condition:

Condition #20 revise text “reviewed” to read “revised.”

This motion passed unanimously.

Other Business

2023 Meeting Calendar

Motion: Commissioner Fiore made a motion, seconded by Commissioner DeGray to approve the 2023 Meeting with the following changes:

November 9, 2023, move to November 16, 2023
December 14, 2023, move to December 7, 2023
December 28, 2023, move to December 21, 2023

This motion passed unanimously.

Planning & Zoning Alternate Schedule for 2023

Motion: Commissioner DeGray made a motion, seconded by Commissioner Petronella to approve the Alternate schedule for 2023.

The motion pass unanimously.

Regular Meeting December 22, 2022

Chairman Fiore suggested canceling the meeting scheduled for December 22, 2022 by show of hands.

This passed unanimously by show of hands.

Adjournment

Commissioner made a motion Degray, seconded by Commissioner Petronella to adjourn the meeting at 9:35 pm.

This motion passed unanimously.

Note: Next regular meeting is scheduled for January 12, 2023