

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

Enfield Planning and Zoning Commission- Regular Meeting

Thursday, January 12, 2023 – 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, Kiran Majmudar, Kenneth Hilinski, Christian D'Antonio and Nicles Lefakis. Absent were Commissioners Francis Alaimo and Vinnie Grillo.

Chairman Fiore seated Alternate Commissioner Lefakis for Commissioner Alaimo.

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

Approval of Minutes

a. October 27, 2022

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to approve the minutes as amended for October 27, 2022.

The motion passed 7-0-0.

b. December 15, 2022

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to accept the minutes of December 15, 2022.

The motion passed 7-0-0.

Bond Release(s)

PH# 2781 – Mayfield Place, LLC – 370 North Maple St – site restoration bonds.

Motion: Commissioner Higley made a motion, seconded by Commissioner Hilinski to approve the release of the site-restoration bond for **PH# 2781 – Mayfield Place, LLC – 370 North Maple St.**

This motion passed 7-0-0.

Presentation – Draft Plan of Conservation and Development for acceptance

Motion: Commissioner Majmudar made a motion, seconded by Commissioner Higley to accept the POCD.

This motion passed 7-0-0.

New Public Hearings

- a. **PH# 3051 – 90E Elm St** – Application for construction of freestanding restaurant with drive-thru; Adam Caracci, Applicant; Enfield Square Realty, LLC + Enfield CH LLC + Enfield Nassim LLC, Owners; Map 43/Lot 28; BR Zone.

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

The motion passed unanimously.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Degray to approve the buffer modification with 4 site-specific conditions.

This motion passed 7-0-0.

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray, to approve PH# 3051 with the buffer modification, 32 conditions as listed, and an amendment to site specific #7.

The motion passed 7-0-0.

- b. **PH# 3055 - 78 Park Avenue** –Application for construction of a new two-family home; Maiden Builders, LLC, Applicant; Lori + David Longhi, Owners; Map 39/Lot 4; R-33 Zone. **TABLED to 1/26/23**

Motion: Commissioner Higley made a motion, seconded by Commissioner Hilinski to table **PH# 3055 – 78 Park Avenue**.

This motion passed unanimously.

New Business

- a. **SPR# 1906 – 37-39 Pearl St** – Application to open a café; Dairysol Stovall, Applicant: E & D Stovall, LLC, Owners; Map 24/Lot 79; TD-5 Zone. **TABLED**

Motion: Commissioner Hilinski made a motion, seconded by Commissioner DeGray to table **SPR# 1906 – 37-39 Pearl Street**.

This motion passed 7-0-0.

Adjournment

Commissioner made a motion Higley, seconded by Commissioner DeGray to adjourn the meeting at 8:32 pm.

This motion passed unanimously.

Note: Next regular meeting is scheduled for January 26, 2023