

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
Enfield Planning and Zoning Commission- Regular Meeting
Thursday, January 26, 2023 – 7:00PM
Enfield Town Hall- Council Chambers
820 Enfield Street, Enfield, CT. 06082

RECEIVED
ENFIELD TOWN CLERK

2023 JAN 27 PM 12:06

Sheila M Bailey

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, Vinnie Grillo, Christian D'Antonio and Nicles Lefakis. Absent were Commissioners Francis Alaimo and Kenneth Hilinski.

Chairman Fiore seated Alternate Commissioners Lefakis and Grillo for Commissioners Alaimo and Hilinski.

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

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to move 11b. CGS 8-24 to Item #8 Presentation.

This motion passed unanimously.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to move 11c. PH# 3055 78 Park Ave to Item #10 Old Public Hearings.

This motion passed unanimously.

Approval of Minutes

- a. January 12, 2023

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to approve the minutes as amended for January 12, 2023.

The motion passed 6-0-1. Commissioner Grillo abstained.

Bond Release(s)

- a. **10 Lego Way** – Erosion & Sediment
- b. **10 Lego Way** – Site Restoration

Motion: Commissioner Petronella made a motion, seconded by Commissioner Lefakis to approve the Bond Releases for 10 Lego Way.

This motion passed unanimously.

Presentation

CGS 8-24 Referral from Town Council for the lease of a portion of Brainerd Park located at 133 Brainerd Rd; Town of Enfield Owner/Applicant; Map 58/Lot 88; R-33 Zone.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Higley to forward an affirmative advisory report to the Town Council, eliminating finding #7 of the Draft Motion.

This motion passed 5-1-1.

Old Public Hearings

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.

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

This motion passed unanimously.

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray to approve PH# 3055 – 78 Park Ave per the plan of record and the 25 conditions noted in the staff request.

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

Motion: Commissioner Petronella made a motion, seconded by Commissioner Lefakis to waive Section 8.20 to waive the site plan requirements for this application.

This motion passed unanimously.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Higley to waive Section 8.124 to allow for a reduction in required parking.

This motion passed unanimously.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Lefakis to waive Section 8.124 to reduce required onsite parking to 4 spaces.

This motion passed unanimously.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Lefakis to approve SPR 1906 – 37-39 Pearl Street with the 20 conditions included in the staff report dated 1-26-23.

This motion passed unanimously.

Adjournment

Commissioner made a motion Higley, seconded by Commissioner DeGray to adjourn the meeting at 8:36 pm.

This motion passed unanimously.

Note: Next regular meeting is scheduled for February 9, 2023