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MINUTES

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 7, 2016 – 7:00 P.M.
ENFIELD TOWN HALL – COUNCIL CHAMBERS
820 ENFIELD STREET – ENFIELD, CT

AGENDA

THE MEETING WILL ADJOURN AT 11:00 P.M.

REGULAR MEETING 7:00 P.M.

1. Call to Order & Pledge of Allegiance – Mayor Scott Kaupin called the meeting to order at 7:01 p.m.
2. Fire Evacuation Announcement
3. Roll Call

Present were Chairman Charles Duren, Commissioner’s Elizabeth Ballard, Peter Falk, Nicles Lefakis, Charles Ladd, Mary Scutt, Linda DeGray, and Richard Szewczak.

Absent was Commissioner Alan Drinan.

Also present was Dr. Roger J. O’Brien, Town Planner.

4. Election of Officers

- Chairman:

Commissioner Lefakis nominated Charles Duren for the office of Chairman. The nomination was seconded by Commissioner Falk. Commissioner DeGray nominated Commissioner Falk for the office of Chairman and Commissioner Falk respectfully declined the nomination. Commissioner Ladd made a motion, seconded by

Commissioner Ballard to close the nomination and the motion passed with a 9-0-0 vote. Mayor Kaupin read into the record a letter from Commissioner Alan Drinan with the subject being absentee ballot for the office of Chairperson, stating that by written proxy vote he votes in favor for the re-election of Chairman Duren. Chairman Duren was unanimously re-elected with a 10-0-0 vote.

- First Vice Chair:

Commissioner Falk nominated Elizabeth Ballard for the office of First Vice Chair. The nomination was seconded by Commissioner Ladd. Commissioner Ladd made a motion, seconded by Commissioner Lefakis to close the nominations for the office of First Vice Chair and the motion passed with an 8-0-0 vote. Commissioner Lefakis read into the record a letter from Commissioner Alan Drinan with the subject being absentee ballot for the office of First Vice Chair, stating that by written proxy vote he votes in favor for the re-election of Commissioner Ballard to the office of First Vice Chair. Commissioner Ballard was unanimously re-elected with a 9-0-0 vote.

- Second Vice Chair:

Commissioner Ladd nominated Alan Drinan for the office of Second Vice Chair. The nomination was seconded by Commissioner Falk. Commissioner Ladd made a motion, seconded by Commissioner Falk to close the nominations for the office of Second Vice Chair and the motion passed with an 8-0-0 vote. Commissioner Lefakis read into the record a letter from Commissioner Alan Drinan with the subject being absentee ballot for the office of First Vice Chair, stating that by written proxy vote he votes in favor for the election of himself, Commissioner Drinan, to the office of Second Vice Chair. Commissioner Drinan was unanimously elected with a 9-0-0 vote.

- Secretary:

Commissioner Ballard nominated Peter Falk for the office of Secretary. The nomination was seconded by Commissioner Ladd. Commissioner Ladd made a motion, seconded by Commissioner Ballard to close the nominations for the office of Secretary and the motion passed with an 8-0-0 vote. Commissioner Lefakis read into the record a letter from Commissioner Alan Drinan with the subject being absentee ballot for the office of Secretary, stating that by written proxy vote he votes in favor for the re-election of Commissioner Falk to the office of Secretary. Commissioner Falk was unanimously re-elected with a 9-0-0 vote.

5. Appointment of subcommittee to review By-Laws and set goals for 2016

Chairman Duren stated that what they have been doing quite often without the By-Laws is having two separate agendas; one for the first meeting of the month and one for the second meeting of the month because he does not like to see people sitting in the audience waiting to come before the commission. They have often gone out of order on the agenda and so he would like to propose changing the agenda to accommodate

this. Chairman Duren asked Mr. O'Brien if they could get the By-Laws sent out to everyone because he would like everyone's input not just the subcommittee's and Mr. O'Brien said he would have the mailed out to all the members. Commissioner Ballard stated that the roster also needs to be updated. Commissioner's Falk, Ballard, and Lefakis volunteered for the subcommittee to review By-Law changes.

6. Appointments of liaisons to Enfield Revitalization Strategy Committee (ERSC) and Economic Development Commission

Commissioner Mary Scutt volunteered to be the liaison for the Enfield Revitalization Strategy Committee. Commissioner Scutt was unanimously elected with an 8-0-0 vote.

Alternate Commissioner Richard Szewczak volunteered to be the liaison for the Economic Development Commission. Commissioner Szewczak was unanimously elected with an 8-0-0 vote.

7. Appointments to the Regional Planning Commission (RPC) of the Capitol Region Council of Governments (CRCOG). One regular member and one alternate

Commissioner Alan Drinan was nominated to be the primary PZC representative for the RPC with Commissioner Peter Falk as the alternate. Commissioner Drinan was unanimously re-elected with an 8-0-0 vote and Commissioner Falk was unanimously elected as the alternate with an 8-0-0 vote.

8. Public Participation

Chairman Duren asked if anyone from the audience would like to come forward and address the Commission.

Mrs. Maureen Mullen from 1625 King Street came forward to address the commission. She stated she was here this evening to say that she does not know if there will be any change in the new attorney's position on whether the commission/boards can come to her address next to the CREC property to see what happens over the course of the winter. She said that she has spoken prior about the erosion that occurred and the water that pooled. She said that if the new attorney gives position they are all welcome one or two at a time to come and see the conditions for themselves. She then said that there are three areas of concern, the first being nearest to her home which is the one she knows the best. The second is along route 5 which is in the North West corner of the property where they have changed the whole drainage system there and the water is pooling up and going towards the homes in the Weymouth home area. She said the

third area is over the hill beyond the track where there is an area that was given to the Northern Connecticut Land Trust being supervised by the Town of Enfield, but she may not have that absolutely clear. She stated that her family has 25 acres to the south of that part of the property and since the track was put in the area is much higher than it used to be so the water will be draining down into the land trust and their property to the south would be lower which is the way the water would flow so she does not know what affect there is going to be on that property in the long run. She would like to invite the commission to come and see the conditions as they develop.

9. Correspondence – Commissioner’s Correspondence

- Town attorney report for January 2016
- Summary of zoning, subdivision and POCD referrals 12/10/15 through 12/17/15
- Summary of zoning, subdivision and POCD referrals 12/17/15 through 12/24/15
- Summary of zoning, subdivision and POCD referrals 12/24/15 through 12/31/15
- Appointments to CRCOG Regional Planning Commission
- Report on zoning referral Z-2015-110
- State of Connecticut Verizon Wireless Petition No. 1197

Chairman Duren asked Dr. O’Brien if he could arrange for the town attorney to have a meeting for all of them on legal responsibilities. He also asked Dr. O’Brien if he could get them all updated materials along with the Wetlands maps and the Aquifer maps and any other map they should have. Chairman Duren also requested if it could be arranged with the police department for them to all get updated ID’s.

10. Staff Reports

a. Town Planner

Dr. Roger O’Brien addressed the commission and referenced the setting of goals for 2016 and said that he had a list of items which are; 1) Zoning around the Enfield Train Station. 2) Need to change regulations with respect to businesses that find themselves in a nonconforming situation, such as Family Ford. 3) The Scitico residents following up on the unsuccessful attempt to put a CVS asking about changes to zoning in that area. 4) The changes to the solar panels text. 5) Chicken regulations. 6) Thompsonville design district and density.

11. Receipt of Applications

- a. St. Adalbert Housing
- b. Enfield Street Dunkin Donuts.

12. Adjournment – Commissioner Ballard made a motion, seconded by Commissioner Falk to adjourn the meeting at 7:50 p.m. The motion passed with an 8-0-0 vote.
13. Next Regular Meeting – Thursday, January 21, 2016

Respectfully submitted,

Peter Falk, Secretary