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MINUTES  
ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, May 19, 2016 – 7:00 P.M.  
ENFIELD TOWN HALL – COUNCIL CHAMBERS  
820 ENFIELD STREET – ENFIELD, CT

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REGULAR MEETING 7:00 P.M.

1. Call to Order & Pledge of Allegiance – Commissioner Charles Duren called the meeting to order at 7:00 p.m.

2. Roll Call

Present were Chairman Charles Duren, Commissioner's Alan Drinan, Peter Falk, Nicles Lefakis, Charles Ladd, Mary Scutt, Alternate Commissioner's Linda DeGray, and Alternate Commissioner Richard Szewczak.

Absent was Commissioner Elizabeth Ballard. Alternate Commissioner Linda DeGray was seated for the absent commissioner.

Also present was Kim Holden, Interim Assistant Town Planner.

3. Approval of Minutes

a. May 5, 2016 regular meeting – Not in packet

4. Public Participation

Chairman Duren asked if anyone from the audience would like to come forward and address the Commission. This was asked several times and no one came forward.

5. Bond Release(s) – Draft bond report

Chairman Duren stated that they have a lot of bonds out there. Kim Holden informed the commission that it was her understanding that they are going through an initial research with the finance department to review the records so the draft bond report is

being given to the commission for informational purposes only and there is no decision to be made. Commissioner Ladd said that he would like to see a date of these bonds on the report and Chairman Duren said he would like to see the type of bond on the report.

6. Public Hearing(s) continued from May 5, 2016

- a. PH #2835 – Zoning text change to section 4.40.3.J.i – Age restrictions. 343 North Maple, LLC, applicant. (MOPH: 4/23/2016) MCPH: 5/26/2016

Commissioner Falk took the roll and present were Chairman Charles Duren, Commissioner Alan Drinan, Commissioner Peter Falk, Commissioner Nicles Lefakis, Commissioner Charles Ladd, Commissioner Mary Scutt, Alternate Commissioner Linda DeGray, and Alternate Commissioner Richard Szewczak. Chairman Duren stated that Alternate Commissioner DeGray would be seated for the absent commissioner.

Mr. John Morgan from 123 Mountain Road, Suffield CT and Mr. Paul Fox of 4 Wyndcliffe Park, Bloomfield CT addressed the commission. Mr. Morgan stated that the regulations currently in the town define elderly in two different groups and they believe it would be beneficial to consolidate these and make those 55 and older as part of the elderly group. He stated that the benefit is that they will achieve an opportunity for those in that age group and secondly a more diverse housing stock. Mr. Morgan also said that he thinks this would also pull together the state and federal regulations and align them more with their zoning regulations, which would make certain types of programs that state and federal have available more accessible.

Commissioner DeGray said that she did not see why or what the benefit would be to changing the age of 55 and older as being elderly; 62 and over is being considered as a senior. Mr. Morgan replied and stated that it would make their regulations more coherent but also the potential benefit is with that definition in place it would make certain programs that the state and federal government has to assist elderly at an earlier stage of life when they may need it available. Commissioner DeGray then asked if this would benefit the builder in some way for them to get financial benefit if they dropped the age down to 55 and older. Mr. Morgan said that it would because it provides a wider pool of applicants for units. Commissioner DeGray asked the applicant if they are asking for the age restriction to be changed so they can build an apartment complex that would be 55 plus where they would pay a market rent or a subsidized rent. Mr. Morgan said that section 8 housing is driven by HUD definitions and is strictly for subsidized rentals. He went on to say that the state has set up programs where the

building can be constructed and those with incomes below a certain level pay a market rate and then there are a series of steps down. Commissioner DeGray asked the applicant again if they were looking to build one of these facilities and Mr. Morgan said they were.

Commissioner Drinan stated that they have in the past looked at some facilities and the exclusion involves the federal fair housing law and in fact with senior housing you are actually discriminating against people who are younger than that age, so you have to get an exemption from the federal fair housing law to do that. So in essence restricting housing to seniors whether it is 62 and over or 55 and over you are discriminating against young people, couples, or families. Commissioner Drinan also asked the applicant if it was their understanding that for a project like this 20 percent of the units could be at market rent and not subject to the exclusion by age and Mr. Morgan said that as he understands it the percentage is much lower than that.

Mr. Fox addressed the commission and stated that this is a different economic group that have lesser means than market rent need assistance and are presently excluded from assistance from the federal and state programs.

Commissioner Scutt stated that in the Town of Enfield Plan of Conservation and Development there is something in there that says in Enfield there is a gap in housing alternatives for young and elderly households that needs to be addressed in order to comply with state mandates. She asked what this is in reference to and is that going to make a difference in the decision. Chairman Duren stated that this is what they were referring to at the time they were doing the plan of conservation and development.

Chairman Duren opened public hearing PH #2835 to the public and asked if anyone from the audience would like to speak in favor or against the application. This was asked several times and no one came forward.

Chairman Duren asked the applicant if he wanted the public hearing held open until June 2. He stated that he has asked for the extension to June 2 and he would like it held open.

Commissioner Drinan made a motion, seconded by Commissioner Ladd to continue PH #2835 to the June 2, 2016 meeting. The motion passed with a 7-0-0 vote.

7. Public Hearing(s)

- a. PH# 2839 – Special use permit application for change of use to dog grooming business located at 585 Hazard Avenue, Suite 7, Map 110/Lot 0012, Zone District BL; Michelle Rosen, applicant/owner P&D Realty. (DoR 4/8/2016; MAD 6/22/2016)

Commissioner Falk took the roll and present were Chairman Charles Duren, Commissioner Alan Drinan, Commissioner Peter Falk, Commissioner Nicles Lefakis, Commissioner Charles Ladd, Commissioner Mary Scutt, Alternate Commissioner Linda DeGray, and Alternate Commissioner Richard Szewczak. Chairman Duren stated that Alternate Commissioner DeGray would be seated for the absent commissioner.

Michelle Rosen of 136 Shawmut Street, Springfield MA came before the commission and stated she is looking to get a special use permit for her dog grooming business. She stated she is looking to do two or three dogs at a time maximum.

Commissioner Ladd asked about containment of the animals and Ms. Rosen stated she would have two oversized collapsible kennels to start and there will be attachments into studs in the wall where they can hook up leashes to. She also said that there would be no overnight kenneling.

Chairman Duren opened public hearing PH #2839 to the public and asked if anyone from the audience would like to speak in favor or against the application. This was asked several times and no one came forward.

Chairman Duren closed public hearing PH# 2839.

Commissioner Drinan made a motion, seconded by Commissioner Falk to waive the full site plan requirement. The motion passed with a 7-0-0 vote with Alternate Commissioner Linda DeGray voting for the absent commissioner.

Commissioner Falk made a motion, seconded by Commissioner Drinan to approve PH# 2839. Resolution of the Town of Enfield Planning and Zoning Commission PH# 2839 Special Use Permit application to allow dog grooming shop located at 585 Hazard Avenue (Map #110-Lot #0012) P&D Realty; Michelle Rosen applicant.

WHEREAS, The Town of Enfield Planning and Zoning Commission has reviewed an application for a Special Use Permit to allow a dog grooming business in the BL District; and WHEREAS, A notice was published in the May 7, 2016 and May 12, 2016 editions of the Journal Inquirer regarding the Special Permit application; and WHEREAS, A public

hearing was held on May 19, 2016; and WHEREAS, A dog grooming service is similar to a Personal Service Business which allows for barber and beauty shops; and WHEREAS, The amount of dogs will be limited to one clients dog or dogs at a time; and WHEREAS, The use is consistent with the other businesses located in the shopping plaza located at 585 Hazard Avenue;

NOW THEREFORE IT BE RESOLVED, The Town of Enfield Planning and Zoning Commission hereby approve the Special Permits to allow a dog grooming business at 585 Hazard Avenue with the following conditions:

General Conditions:

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Planning and Zoning Commission.
2. This approval does not include signage.
3. A building permit for any construction of facilities as approved must be obtained by May 19, 2017 or this approval shall be rendered null and void, unless an extension is granted by the Commission.
4. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

The motion passed with a 7-0-0 vote with Alternate Commissioner Linda DeGray voting for the absent commissioner.

8. Old Business – None
9. New Business – None
10. Other Business - None
11. Correspondence – None
12. Commissioner’s Correspondence

Commissioner Szewczak stated that he did forward to Mr. O’Brien the current CT Rooftop Solar PV permitting guide that the State of CT has which outlines the states stand on what solar panel system installation should be, so the commission should be

receiving it. He also said that they did have an economic development commission meeting on May 11<sup>th</sup> and they are starting to pursue developing industrial parcels on route 5.

13. Director of Planning Report - None
14. Authorization for Administrative Approvals - None
15. Applications to be Received

Public Hearing Application(s)

PH# 2838 - Special Use Permit for self-storage and outdoor storage of recreational vehicles located at 53 Manning Road, Map 034/Lot 0015; KBRC Realty, LLC owner/ applicant. (Incomplete application and waiting for additional documentation) – On agenda for June 2, 2016

PH# 2840- Special Use Permit for special events located at 90 Elm Street, Map 043/Lot 0016; Centro Enfield, LLC owner/ applicant. (MOPH: 7/14/2016 - MCPH: 8/18/2016)(P.H. 6/2/2016) – On agenda for June 2, 2016

PH# 2814.02 – Special Use Permit application for redevelopment of existing McDonald's restaurant located at 25 Hazard Avenue (aka 28 Hazard Avenue); Map #045-Lot# 0008; Equity One(Northeast Portfolio) Inc, owner; McDonald's USA, LLC, applicant. (A.R.T. 6/1/2016 – P.H. 6/16/2016) – On agenda for June 16, 2016

PH# 2841 – Special Use Permit application requesting a restaurant with beer and wine permit for Smashburger Restaurant located at 54 Hazard Avenue; Map# 056-Lot# 0026; Enfield Station, LLC owner / Intrertech Design Services, Inc., applicant. – On agenda for June 16, 2016

Site Plan Application(s)

XSP## 16-05 – Site Plan application to install a 3,000 gallon emulsion tank for the DPW durapatch located at 40 Moody Road; Map #075-Lot# 27; Town of Enfield owner/applicant. Recommend to add to 5/19/2016 agenda. – On agenda for June 2, 2016

SPR# 1595.02 – Site Plan application to construct 12,878 s.f. building addition, access drive, drainage and site grading located at 6 Niblick Road; Map #055-Lot# 0089; Niblick Road Realty, LLC owner; Northeastern Sheet Metal Co., Inc., applicant. (Incomplete application and waiting for additional documentation) – On agenda for June 16, 2016

16. Goals and Opportunities (previously known as Unresolved Issues)
17. Adjournment – Commissioner Drinan made a motion, seconded by Commissioner Falk to adjourn the meeting at 8:17 p.m. The motion passed with a 7-0-0 with Alternate Commissioner DeGray voting for the absent commissioner.

Note: Next Regular Meeting is Thursday June 2, 2016

Minutes prepared by Emma Gothers

Approved by Commission:

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Peter Falk, Secretary