

MINUTES
ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 2, 2016 – 7:00 P.M.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

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. Fire Evacuation Announcement

Alternate Commissioner Szewczak made a motion, seconded by Commissioner Scutt to nominate Nicles Lefakis as the temporary secretary for the meeting. The motion passed with a 5-0-0 vote.

3. Roll Call

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

Absent were Commissioners Elizabeth Ballard, Alan Drinan, and Peter Falk.
Alternate Commissioners Linda DeGray and Richard Szewczak were seated for the absent commissioners.

Also present was Roger J. O'Brien, Director of Planning

Commissioner Ladd arrived before approval of minutes

4. Approval of Minutes
 - a. May 5, 2016 regular meeting minutes of May 5, 2016 were approved with the following amendments. On page 14 under condition #24 delete one of the words '*brought*' out and on page 15 note in the minutes that Chairman Duren opened PH #2835 to the public. The motion passed with a 6-0-0 vote with alternate commissioners DeGray and Szewczak voting for the absent commissioners.

b. May 19, 2016 – Commissioner Ladd made a motion, seconded by Commissioner Szewczak to table the minutes of May 19, 2016. The motion passed with a 6-0-0 vote with alternate commissioners DeGray and Szewczak voting for the absent commissioners.

5. Town Attorney Report (in writing) – Nothing to report

6. Zoning Enforcement Officer’s Report (in writing)

Chairman Duren stated they had received a letter concerning a property on Moody Road and thanked them for taking prompt action and sending out the letter.

Mr. O’Brien stated that he had information regarding zoning enforcement and informed the commission that staff has gone through their records for the first four months of the year they have approved 196 permits which are generally the slower months during the year. He also said that with respect to cases where they cite someone or issue a cease and desist they usually do about 25 a month and for the property maintenance they do about 50 a month.

7. Public Participation

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

8. Bond Release(s) - None

Commissioner Szewczak made a motion, seconded by Commissioner Lefakis to move item number 12 to this point on the agenda prior to public hearings. The motion passed with a 6-0-0 vote with alternate commissioners DeGray and Szewczak voting for the absent commissioners.

9. New Business

a. 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. (DoR: 4/6/2016; MD: 6/10/2016)

Commissioner Lefakis took the roll and present were Chairman Duren, Commissioner Nicles Lefakis, Commissioner Charles Ladd, Commissioner Mary Scutt, Alternate

Commissioner Linda DeGray, and Alternate Commissioner Richard Szewczak. Chairman Duren stated for the record that Commissioner's DeGray and Szewczak were seated for the absent commissioners.

Mr. John Cabibbo, Assistant Town Engineer from the public works department addressed the commission. He stated to the commission that Fuss & O'Neil had done the design on the emulsion tank and he is here this evening to go over the project limits and the site plan details. He presented to the commission via power point the area where they are proposing the emulsion tank and calcium chloride tanks and the containment areas. He told the commission that the containment areas have enough columns for the containers that are within them to protect from any leakage seeping out from the area. He informed the commission that it would be a concrete re-forced containment area. The two containments areas would be side by side but separated by a wall and each area will have a four inch drain for drainage. Mr. Cabibbo stated that there is already existing screening from the road there so it will not be visual from the street. He informed the commission that the two items they are proposing to have in these containment areas only used during the winter and will be emptied at the end of the season.

Commissioner Lefakis made a motion, seconded by Commissioner Ladd to approve XSP #16-05 site plan application to install a 3,000 gallon emulsion tank for the DPW durapatch located at 40 Moody Road.

Referenced Plans:

"Proposed Emulsion Tank Installation and Containment Construction, Stanley E. Jablonski Public Works Complex, 40 Moody Road, Enfield, CT April 2016." Cover Sheet with Sheet Index and Location Map, Sheet G1-001 - Sheet 1 of 4; Scale: 1"= 2000'; Prepared for Town of Enfield Department of Public Works; Prepared by Fuss & O'Neill, dated March 29, 2016.

"Site Layout Plan, Proposed Emulsion Tank Installation and Containment Construction, Stanley E. Jablonski Public Works Complex, 40 Moody Road, Enfield, CT April 2016." Sheet CS-101 - Sheet 2 of 4; Scale: 1"= 10'; Prepared for Town of Enfield Department of Public Works; Prepared by Fuss & O'Neill, dated March 29, 2016.

"General Notes and Site Details, Proposed Emulsion Tank Installation and Containment Construction, Stanley E. Jablonski Public Works Complex, 40 Moody Road, Enfield, CT April 2016." Sheet CD-101 - Sheet 3 of 4; Scale: N.T.S.; Prepared for Town of Enfield Department of Public Works; Prepared by Fuss & O'Neill, dated March 29, 2016.

"Secondary Containment Details, Proposed Emulsion Tank Installation and Containment Construction, Stanley E. Jablonski Public Works Complex, 40 Moody Road, Enfield, CT April 2016." Sheet CD-102 - Sheet 4 of 4; Scale: As Noted; Prepared for Town of Enfield Department of Public Works; Prepared by Fuss & O'Neill, dated March 29, 2016.

This approval is subject to conformance with the application record and the following conditions:

Conditions to be met prior to signing of plans:

1. All plans submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
2. The application number (XSP# 16-05) shall be displayed on the plans in or near the Title Block area.
3. A copy of the approval letter and conditions shall be made part of the final plans submitted for signature, preferably located on the cover sheet or first sheet of the plan set.
4. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
5. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.
6. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns.

Conditions to be met prior to the issuance of permits:

7. Four sets of paper plans and one set of mylar plans, with any required revisions incorporated shall be submitted to the Planning Department for signature of the Commission. The signed mylars shall be recorded by the applicants and/or owners in the Land Records.
8. This approval will become effective upon the filing of a Special Use Permit signed by the Commission Secretary on the Land Records by the owner of the property. Proof of such filing shall be in the file prior to the issuance of any permits.
9. The applicant shall also submit final plans as approved by the Commission in a digital format compatible with the Enfield Geographic Information Systems Electronic Submittals Ordinance.
10. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and reported to the Planning Department. Any changes to the plans required by such entities may require a plan modification from the Enfield Planning and Zoning Commission.

Conditions which must be met prior to the Issuance of a Certificate of Compliance:

11. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
12. A Certificate of Occupancy or other final approval may not be issued until the Zoning Enforcement Officer has signed off on the final work. When minor site work cannot be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Enfield in an amount sufficient to complete the site work and with surety acceptable to the Town Attorney and Finance Department.
13. A request for final project review from the Planning Department must be made at least 10 days before a Certificate of Occupancy or other final approval is requested from the Building Official.

General Conditions:

14. 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.
15. This project shall be constructed and maintained in accordance with the referenced plans.
16. This approval does not include signage.
17. A building permit for the construction of facilities as approved must be obtained by 9/30/2017 or this approval shall be rendered null and void, unless an extension is granted by the Commission.
18. All construction authorized by this approval shall be completed by 6/2/2021 or this approval shall be considered null and void, unless an extension is granted by the Enfield Planning and Zoning Commission.

The motion passed with a 6-0-0 vote with alternate commissioners DeGray and Szewczak voting for the absent commissioners.

10. Public Hearing(s) continued from May 19, 2016
 - a. PH# 2835 – Zoning text change to section 4.40.3.J.i – Age restrictions. Complete text amendment available in the office of the Town Clerk. 343 North Maple, LLC; applicant. (MOPH: 4/23/2016; MCPH: 6/2/2016)

Commissioner Lefakis took the roll and present were Chairman Duren, Commissioner Nicles Lefakis, Commissioner Charles Ladd, Commissioner Mary Scutt, Alternate Commissioner Linda DeGray, and Alternate Commissioner Richard Szewczak. Chairman Duren stated for the record that Commissioner's DeGray and Szewczak were seated for the absent commissioners.

Mr. O'Brien informed the Commission that he had provided Mr. Morgan copies of the materials distributed to the Commission from the HUD website.

Mr. John Morgan, who is the architect representing the application along with Mr. Paul Foxx addressed the commission. Mr. Morgan stated that there had been questions which needed further review from their last presentation. He stated that one of these was what the definition of elderly was and according to the dictionary it is someone who is not middle aged. Mr. Morgan informed the commission that he had spent a good amount of time reading the fair housing act which defines, at least for the purpose of the government; those who are eligible for adult communities are 55 or over. He stated that they also discussed that 80 percent of the housing to be elderly/senior as defined but other bodies may establish higher limits as required and those that are handicapped in some way can be accommodated in this housing and count within the 80 percent requirement or outside of it so there is flexibility of what can be done. He said that there also has to be within this housing a reasonable accommodation to disability of the occupants which is met in various ways through the building code, the housing code, and regulations of HUD in the State of CT. He also said that the state programs offer the opportunity to provide elderly housing as a tax paying vehicle to the towns to encourage this kind of thing where the federal requirements do not.

Chairman Duren asked what the advantage would be to the Town of Enfield to change their regulations and Mr. Morgan stated that the Enfield Housing Authority has had for many years a long wait list of people who are looking for this kind of supported housing which would give an opportunity to serve the residents of Enfield and provide a greater opportunity of housing types and would also produce a taxable base where this kind of housing provided by the town does not.

Chairman Duren asked if anyone from the audience would like to speak in favor or against this application. This was asked several times and no one came forward.

Chairman Duren asked Mr. Morgan if he had anything further. He said he did not.

Chairman Duren closed PH #2835.

Commissioner DeGray stated that they do have something in their regulations for 55 and over so she does not think that they need to make a change at this time.

Commissioner Szewczak made a motion, seconded by Commissioner DeGray to approve PH #2835. The motion failed with a 1-5-0 vote with alternate commissioners DeGray and Szewczak voting for the absent commissioners. Chairman Duren voted for the motion and Commissioners Lefakis, Ladd, Scutt, DeGray and Szewczak voted against the motion.

11. Public Hearing(s)

- a. PH #2840 – Special use permit application for special events located at 90 Elm Street; Map 043/Lot #0016/ Centre Enfield, LLC owner/applicant. (MOPH: 4/23/2016; MCPH: 6/2/2016).

Commissioner Lefakis took the roll and present were Chairman Duren, Commissioner Nicles Lefakis, Commissioner Charles Ladd, Commissioner Mary Scutt, Alternate Commissioner Linda DeGray, and Alternate Commissioner Richard Szewczak. Chairman Duren stated for the record that Commissioner's DeGray and Szewczak were seated for the absent commissioners.

Mr. Marty Pelosi, the general manager of the Enfield Square Mall and Ms. Alison Powel of 1113 Gatewood Drive came before the commission to propose a new ground for the mall to attempt to bring the community together and provide some outdoor events. He stated that they have worked to have a conservative schedule this year and have worked closely with the fire and police departments to assure the events would be safe. This would be part of a whole package of things going on at the mall in an attempt to try and restore the mall to where it would again be the center of the community and continues to be so. These events would all be community based events to bring families out and over to the mall area. He stated there would be things such as a farmers market, a cruise event, fire prevention and safety day, Christmas tree sale and holiday event, and a community event.

Ms. Alison Powel addressed the commission and stated that her nephew organized an event via Facebook where a group of people came together with cars, motorcycles, pickups, classis cars at Brookside Plaza and would like to do this as an organized event to bring this group together. She informed the commission there would be no charge associated with this and they would hold raffles and collect donations from businesses to cover any expenses. She also said there would be two police officers on duty and they have offered to give them Explorers, and any monies over their weekly fees would be donated back to the Enfield Explorers.

Chairman Duren stated that in the past for these types of things they have given authorization for administrative approve so following an approval tonight if nothing changes they would be able to automatically go to the office and get administrative approval from the office.

Commissioner DeGray stated that she questioned whether the farmers market would be a conflict with the one that is already taking place on Wednesday nights that is published on the town website. Mr. Pelosi responded and said that they were given access to everyone purchased space in the town's farmers market and gave them the option to participate but this would not be as grand or as organized as the market at Thompsonville.

Chairman Duren asked about the timing of the car meets and the applicants responded that they have decided on Sunday nights between 3:00 p.m. and 7:00 p.m.

Chairman Duren opened PH #2840 to the public and asked if anyone from the audience would like to speak in favor or against this application. This was asked several times and no one came forward.

Chairman Duren closed PH #2840.

Commissioner Lefakis made a motion, seconded by Commissioner Scutt to approve PH #2840 special use permit for special events located at 90 Elm Street, Map 043/Lot 0016; Centro Enfield, LLC owner/ applicant.

Whereas, the Enfield Square has submitted an application for special events located at 90 Elm Street, and whereas, special events add vitality to the Enfield Square.

NOW THEREFORE BE IT RESOLVED that the Enfield Planning & Zoning Commission hereby approves the Special Use Permit for special events located at 90 Elm Street, with the following conditions

Referenced Plans:

"Site Plan" Enfield Square projected Outdoor Events dated October 1, 2012, rec'd date May 13, 2016

General Conditions:

1. This approval is for the specific activities identified in the application.
2. All applicable Building and Fire Codes must be complied with.

3. The driveway must be kept clear at all times to allow for emergency vehicle access.
4. Events shall be held at the designated times, locations and hours as stated in the application.
5. The applicant shall get approval from the Traffic Safety Officer and Fire Marshal prior to each event occurrence.
6. If food is provided, North Central District Health Department shall review.
7. Any subsequent special events shall require administrative approval from the Director of Planning. Any changes to the approved events will need to be presented to the Planning and Zoning Commission.

Resolved this 2nd day of June, 2016

The motion passed with a 6-0-0 vote with alternate commissioners DeGray and Szewczak voting for the absent commissioners.

- b. PH #2841 – Special use permit application for a restaurant with beer and wine permit for Smashburger restaurant located at 54 Hazard Avenue; Map #056-Lot #0026; Enfield Station, LLC owner/Intertech Design Services, Inc., applicant. (MOPH: 7/23/2016; MCPH: 8/27/2016).

Commissioner Lefakis took the roll and present were Chairman Duren, Commissioner Nicles Lefakis, Commissioner Charles Ladd, Commissioner Mary Scutt, Alternate Commissioner Linda DeGray, and Alternate Commissioner Richard Szewczak. Chairman Duren stated for the record that Commissioner's DeGray and Szewczak were seated for the absent commissioners.

Ms. Linda Acampora representing Intertech Design addressed the commission along with Mr. David McBride Ms. Acampora stated to the commission that Smashburger is a fast, casual restaurant that has entered into a lease which is contingent on receiving a beer and wine liquor permit. She said that there would not be a consumer bar at this location and a customer would order a beer or wine along with their meal which would be delivered to their table. Ms. Acampora stated that they reviewed the regulations and the closest school is one mile away.

Mr. O'Brien stated that they distributed all appropriate documentation to the usual agencies and received comments from the police and fire marshal which said they had no issues.

Chairman Duren asked about entertainment and Mr. McBride stated there would be no entertainment.

Chairman Duren opened PH #2841 to the public and asked if anyone from the audience would like to speak in favor or against this application. This was asked several times and no one came forward.

Chairman Duren closed PH #2841.

Commissioner Lefakis made a motion, seconded by Commissioner Ladd to approve waiver for full site plan requirements for PH #2841. The motion passed with a 6-0-0 vote with alternate commissioners DeGray and Szewczak voting for the absent commissioners.

Commissioner Lefakis made a motion, seconded by Commissioner Ladd to approve PH #2841 special use permit application to allow a restaurant with a class 1 beer and wine permit for Smashburger Restaurant located at 54 Hazard Avenue (Map 056- Lot #0026) Enfield Station, LLC owner; Intertech Design Services, Inc., applicant.

WHEREAS, The Town of Enfield Planning and Zoning Commission has reviewed an application for a Special Use Permit to allow a restaurant to sell beer and wine in the BR District; and WHEREAS, A notice was published in the May 21, 2016 and May 26, 2016 editions of the Journal Inquirer regarding the Special Permit application; and WHEREAS, A public hearing was held on June 2, 2016; and WHEREAS, A restaurant serving beer and wine is an allowable use with a special permit in the BR District; and WHEREAS, The use is consistent with other businesses located in the shopping plaza located at 54 Hazard Avenue; and WHEREAS, The Commission has received a narrative and floor plan for this application; and WHEREAS, The application is for a vacant unit in a developed shopping plaza.

NOW THEREFORE IT BE RESOLVED that the Town of Enfield Planning and Zoning Commission hereby approves the Special Permit for a restaurant with beer and wine class 1 at 54 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. The Commission waives the full site plan requirements.
4. A building permit for any construction of facilities as approved must be obtained by September 30, 2017 or this approval shall be rendered null and void, unless and extension is granted by the Commission.
5. By acceptance of this permit and the conditions set forth, the applicant and owner acknowledge the right of the 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 6-0-0 vote with alternate commissioners DeGray and Szewczak voting for the absent commissioners.

12. Old Business – None
13. Other Business – None
14. Correspondence
 - CRCOG referrals
 - Zoning Practice
15. Commissioner’s Correspondence

Commissioner Scutt stated that at the last meeting she asked about a package store being opened at 1543 King Street which appears to have been approved back on April 2, 2009 and in the minutes of that meeting it said that any exterior changes had to be brought before planning and zoning and they have just installed a ramp to the outside. Chairman Duren said that they are finally requesting from the liquor commission and questions how soon they are supposed to file with the liquor commission after approval. Mr. O’Brien stated that he cannot say anything for certain because he did not have the file but he thought that even though the approval was back in 2009 they may have only taken out their permits recently and signed off by staff back in late fall of 2015.

Mr. O’Brien also stated to the commission that they looked into the Keno sign at the Yardehouse and they have been told to take the signs down and come in for permits. They have also apprised them they have to finish the patio/parking lot which was never finished.

Mr. O’Brien also informed the commission that Raffia Plaza was granted a sign outside that lists all the businesses inside and they received calls on why they could have one and other could not so they are presently looking into other plazas that may have wanted one that did not get one.

Mr. O’Brien stated to the commission that maybe an overhaul of the sign regulations is long overdue, if nothing else to make them more customer friendly and readable. Chairman Duren said that they did have a subcommittee which Peter was the chair of and he himself has always offered to meet with some of the members of the chamber at one of their work sessions and go over sign problems.

Chairman Duren stated that he read in the paper that there was a disturbance on Tabor Road and it was mentioned in the article that the person had to go downstairs to where

he lived and this property happens to be a ranch; so he is bringing this up because he would have to be going into the basement.

Chairman Duren also said that on the northeast side of Washington and Brainard they cut down, about several years ago, a lot of pine trees which were then just left there piled up and it has been long enough now for them to get them out of there.

Chairman Duren's final issue he would like addressed is at 13 Carney where the grass needs has grown up and wonders if the property has been abandoned.

Commissioner Lefakis asked Mr. O'Brien about an approval for a package store in the shopping center where Big Y is and there is now a stop work order in the window dating back to either January or February. Mr. O'Brien said that this is a gentleman that the commission gave an extension of time to get a building permit three months ago which is about to run out. Mr. O'Brien said that the applicant recently came in and said that the still had not had time to do what he needed to do. Mr. O'Brien said that he advised him that he had until June 30th and that he would not recommend any further extensions to the commission.

16. Director of Planning Report

Mr. O'Brien addressed the commission and said that there are many applications for significant additions to buildings and they are working on two companies in the industrial park that want to do substantial additions. There is also Camerota Truck Parts on Shaker Road along with the Manning Road situation and King Street where they have filled out other buildings. He said that on any given day they are dealing with multiple inquiries about expansion.

Mr. O'Brien stated that at 53 Manning Road the gentleman filed a special use permit for self-storage and outdoor storage which would be for recreational vehicles and boats etc. He said that the self-storage would be a site plan but with regards to outdoor storage he cannot find anywhere in the regulations that it is allowed in this zone. He went on to say that in the regulations after each zone and after all use tables it says that the commission can by special permit entertain applications that they determine to be similar.

Mr. O'Brien stated to the commission that with regards to 110 Prospect Street which is in an I-1 zone that is an old warehouse where the applicant would like to relocate his

auto repair and sales business to this location. He stated that in an I-1 zone they do not allow auto use but around town there are a lot of auto uses in an I-1 zone that have gotten there in various ways over the years so with that in mind is this restoration of cars and an auto use similar to what else they allow in an I-1 zone. Therefore, when you have an applicant that wants to take a building not currently occupied and an eyesore and renovate the building to find a way to get him before the commission so an public hearing could be held and the application could be considered. Commissioner Lefakis asked which property this was and it was determined it was in between Kelly Fradet and Enfield Lumber.

Mr. O'Brien informed the commission that 176 South Road always was an automobile use of some kind but the gentleman has a map that is 35 years old and does not want to give staff a new map but the state requirements for motor vehicles is that you have to a map and the commission has to approve a site plan so he has been told he needs to do this and then get put on the agenda to go before the commission. Motor Vehicles requires that there has to be a location approval which includes a map showing where the cars are stored in order to control.

Mr. O'Brien informed the commission that they have received complaints from people regarding the apartment complex on Mayfield who do not feel that when it was approved there was adequate buffering for residents abutting the property.

Mr. O'Brien also said that there is a zoning enforcement matter with a landscaper where the mother owns the house and the son is the landscaper and the fines are significant and Rich Rachelle and himself met with Chris Bromson and Maria Elsdon yesterday and review the entire case. He informed the commission that the town attorney will be going to court to get an injunction with respect to this.

17. Authorization for Administrative Approvals – None
18. Applications to be Received

Public Hearing Application(s)

PH# 2814.02 – Application for modification to a Special Use Permit for redevelopment of existing McDonald's restaurant located at 10 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)

PH# 2842 – Special Use Permit application for a fitness center in portion of building located at 699 Enfield Street; Map# 029-Lot# 0035; IJAN 2 CT REALTY, LLC, owner; Amped Fitness, applicant (DoR: 6/2/2016 MOPH: 8/6/2016 MCPH: 9/10/2016)

PH# 2843 - Petition for Zoning Map Change to Business Local (BL) from Residential District – 33 (R-33) for the following locations: 143 Elm St (Map 57-Lot 112), 145 Elm St (Map 57 Lot 113), portion of 147 Elm St (Map 57 Lot 114), a portion of 149 Elm St (Map 57 Lot 115), 153 Elm St (Map 57 Lot 116) and a portion of property located on Carol St (Map 57 Lot 72). Enfield Properties, LLC, applicant. Copy of proposed zoning map change is available for review in the offices of the Town Clerk and Planning Office.

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)

Section 8-24 Referral – Proposed acquisition of easement on Eds Drive

Site Plan Application(s)

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)

19. Unresolved Issues/Opportunities
20. Adjournment – Commissioner Scutt made a motion, seconded by Commissioner Ladd to adjourn the meeting at 9:15 p.m. The motion passed with a 6-0-0 vote with Alternate Commissioners DeGray and Szewczak voting for the absent commissioners.

Note: Next special meeting is Thursday, June 9, 2016 and regular meeting is Thursday, June 16, 2016.

Prepared by Emma Gothers

Approved by:

Peter Falk, Secretary