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MINUTES
ENFIELD PLANNING AND ZONING COMMISSION
SPECIAL MEETING
THURSDAY, NOVEMBER 13 2014 - 7:00 P.M.
ENFIELD TOWN HALL – ENFIELD ROOM
820 ENFIELD STREET - ENFIELD, CT

AGENDA

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

SPECIAL MEETING 7:00 P.M.

1. Call to Order & Pledge of Allegiance

2. Fire Evacuation Announcement

3. Roll Call

Present were Chairman Charles Duren and Commissioners Lori Longhi, and Commissioner Charles Ladd. Also present were Peter Bryanton and Ken Buckland of Buckland Associates.

4. Discussion of the following:

a. Poultry regulations

Home Husbandry: Mr. Ken Buckland who drafted the first three sets of regulations was present to explain current status. Mr. Buckland referenced the memo dated July 1, 2014 where the discussion was about whether or not there should be changes in the agricultural definitions in sections or to have a separate section. The decision at that time was to go towards a separate regulation rather than amend farming and agriculture as a use and regulate the in-keeping of the raising of chickens. The stands included were that all poultry must be female. Since that time they have received additional information suggesting that the addition of all poultry must be female under the definition is a regulatory standard and not a definition. So, the suggestion is to take it out; therefore, the recommendation is that all poultry must be female would be part of section 4.60.10, which would be the raising of no more than six female chickens, ducks, guinea hens, or pigeons or combination thereof. The idea is that the phrase ‘all poultry must be female’ would be taken out and put under section 2.3. The number of
chickens being six will remain until further discussion with the full board. Mr. Buckland suggested that in the modifier as we take out ‘all poultry must be female’ from the definition we put that into that particular standard. Mr. Buckland referenced the discussion of the lot size and that 3 acres being the agricultural use size with 25,000 sq.
b. Regulation changes dealing with commercial vehicles (trucks)

The discussion was redirected to ‘specialty or hobby vehicles’; however in the definitions within the law of the zoning regulation it was noted that the State law has different gross vehicle weight standards for different classes of commercial vehicles at 10,000 and 26,000 pounds; whereas, our zoning regulations specify 5,000 and 11,000 gross vehicle weight. Based on previous discussion it was suggested that there be a definition of a hobby motor vehicle. This mirrors the existing commercial vehicle regulation with the zoning as it is now. In a letter from Mr. Gongola he references the section on commercial vehicles and Mr. Buckland asked if it is two different amendments to address the issues of hobby vehicles and to clarify the commercial vehicles. The regulations state there can only be one commercial vehicle parked so the and/or in the regulation does not matter. Mr. Gongola states in his letter that there is no definition of parking in the regulations. Chairman Duren stated that this is an item that would be dealt with by the police department. The definition of a commercial vehicle is defined on page 7 as it exceeds a gross vehicle weight of 5,000 pounds and is licensed as a commercial accommodation whereas on page 18 we say 11,000. The state law has two sizes of 10,000 and 26,000. Mr. Buckland’s recommendation is to change both definitions for the unusual vehicles to read the same of 10,000 pounds gross vehicle weight inof the regulations. Changes are as follows:

A1 – Instead of saying 11,000 it will say 10,000 GVW

and park to garage on the lot does not exceed 10 feet in height or 10 feet in length. These standards would prohibit the vehicle in question under this regulation. Number 2 subsection B should be changed to 10 feet. Section 3.30.13 in the existing regulations should be modified as well to clarify the conflict. Regulations say only one hobby vehicle not to exceed 10,000 and this should be consistent throughout. My Bryanton suggested eliminating B1 completely and that would eliminate any conflict. Section 3 says ‘no vehicle containing hazardous material or waste may be parked in a residential lot’. Mr. Buckland stated that gasoline is hazardous material. Change section to read ‘no vehicle containing hazardous material other than fuel for vehicles’. This should also be changed for commercial vehicles. Under section 4 which is Commercial VI it should be Commercial IV and within that it should say ‘no hobby vehicle’ rather than commercial vehicle on the second line so that it reads ‘All hobby vehicles shall be parked on driveway of the occupied residential lot or parking lot area leased to the residential occupant provided no hobby vehicle may be parked closer than 10 feet from any adjacent property line’. Then the owner/operator section should fine. ‘All vehicles under this regulation are subject to the Town’s Noise Ordinance’, should be number 6. Section 3.30.13 ‘Vehicle in daily use must be registered’. Add to table 6.2 and table 5.2 a listing for home husbandry to include industrial district.
c. Medical Marijuana

The definition of a dispensary and a production facility; did not put any lengthy standards or conditions of approval with the idea that the State already has significant standards that apply to dispensaries and production facilities. So they were being put in as Special Permits or Site Plan Reviews. Referrals can be made to the States standards and conditions when dealing with this use. Change title to ‘Medical Marijuana Facility’ with two separate sections ‘Medical Marijuana Dispensary Facility’ and Medical Marijuana Production Facility’. Change all the ‘S’ to ‘SP’. In table 5.20 leave blank and take out C section 5.7.

d. Indoor pool model regulations

Mr. Pagini provided a definition that was taken from the Town of Greenwich. The top part of this is the same as what we already have now and then we would be adding E. Commissioner Longhi thinks that the area under the pool should be exempt from the requirements of the basement. The size of the pool cannot exceed the lot coverage for the zoning district and conform to all its setbacks. The pool is not an accessory use and is part of the house. The enclosed pool area must be heated or climate controlled. If the Commission is comfortable Ginny could sign off on the building permit.

5. Adjournment – Commissioner Longhi made a motion, seconded by Commissioner Ladd to adjourn the meeting at 9:10 p.m.