

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

MINUTES

THURSDAY, February 16, 2017 – 7:00 P.M.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK
2017 MAR 23 AM 10:21

Chairman Charles Duren called the meeting to order at 7:03 p.m.

Roll Call performed by Secretary Peter Falk

Present

Chairman: Charles Duren

Secretary: Peter Falk

Commissioners: Nicles Lefakis, Charles Ladd, and Mary Scutt.

Alternate

Commissioners: Linda DeGray, Richard Szewczak, and Virginia Higley.

Absent

Commissioners: Elizabeth Ballard and Alan Drinan.

Also Present

Director of Planning: Roger J. O'Brien.

Assistant Town Planner: Raquel Ocasio.

Recognition and Thank you to Peter Falk:

Whereas, Peter Falk has served the Town of Enfield with distinction for more than nine years as a member and Secretary of the Commission, and

Whereas, Peter Falk has played a key role in the planning, development and conservation of the Town, and

Whereas, Peter Falk has the admiration and appreciation of his fellow Commissioners, and

Whereas, Peter Falk is leaving the Commission to return to the Town Council, where he has previously served,

Now therefore be it resolved that the Enfield Planning and Zoning Commission recognizes and thanks Peter for his distinctive service and wishes him every success in his new role of service to his fellow citizens.

Resolved this 16th day of February, 2017.

Chairman Charles Duren presented plaque and offered remarks.

Mayor Scott Kaupin attended and offered remarks.

Photos were taken.

Secretary Peter Falk thanked his commissioners and thanked staff.

Approval of Minutes –

January 5, 2017: Roger stated that the minutes were previously adopted and the commission was provided copies of the revisions requested.

January 19, 2017 – regular meeting: Commissioner Charles Ladd made a motion to table the minutes, seconded by Secretary Peter Falk. Votes: 7-0-0.

February 2, 2017 – regular meeting: Commissioner Charles Ladd made a motion to table the minutes, seconded by Commissioner Mary Scutt. Votes: 7-0-0.

Public Participation: None.

Bond Release(s)

PH# 2816 - Request for Site Restoration Bond release in the amount of \$57,600.00; Erosion & Sediment Control Bond release in the amount of \$3,300.00 for retail building with associated site work located at 65 Palomba Drive, in a Business General (BL) District, Map 56 - Lot 7; Goodwill of Western and Northern Connecticut, owner.

Roger O'Brien referred to Memo dated February 16, 2017 by Code Enforcement Officer Rick Rachele. Based on the completion of the project the staff has attached a resolution for the release of the above noted bonds.

Motion: Commissioner Charles Ladd made a motion to accept the resolution for PH# 2816, seconded by Nicles Lefakis.

Votes: 7-0-0, Unanimous.

Resolution: PH# 2816; Goodwill of Western and Northern Connecticut. 65 Palomba Drive (Map 056/ LOT 0007). Release of Erosion Control Bond in the amount of \$3,300.00. February 16, 2017.

WHEREAS, The Town of Enfield Planning and Zoning Commission has reviewed the request for the release of the Erosion Control Bond in the amount of \$3,300.00 for the property located at 65 Palomba Drive Enfield, CT (Map 056/Lot 0007), Goodwill of Western and Northern Connecticut.

WHEREAS, The site has been inspected by the Planning Department staff and the responsibilities of the applicant for Soil and Erosion control measures have been fulfilled.

WHEREAS, The Site has been inspected by other appropriate departments and the Applicant has been found to have fulfilled their responsibilities.

NOW THEREFOR BE IT RESOLVED:

RESOLVED, The Town of Enfield Planning and Zoning Commission hereby approves the release of the Soil and Erosion Control Bond in the amount of \$3,300.00 to Goodwill of Western and Northern Connecticut for property located at 65 Palomba Dr, Enfield, CT.

Resolution: Resolution of the Town of Enfield Planning and Zoning Commission. PH# 2816; Goodwill of Western and Northern Connecticut. 65 Palomba Drive (Map 056/ LOT 0007). Release of Site Restoration Bond in the amount of \$57,600.00. February 16, 2017

WHEREAS, The Town of Enfield Planning and Zoning Commission has reviewed the request for the release of the Site Restoration Bond in the amount of \$57,600.00 for the property located at 65 Palomba Drive Enfield, CT (Map 056/Lot 0007), Goodwill of Western and Northern Connecticut.

WHEREAS, The site has been inspected by the Planning Department staff and the responsibilities of the applicant for Soil and Erosion control measures have been fulfilled.

WHEREAS, The Site has been inspected by other appropriate departments and the Applicant has been found to have fulfilled their responsibilities.

NOW THEREFORE BE IT RESOLVED:

RESOLVED, The Town of Enfield Planning and Zoning Commission hereby approves the release of the Soil and Erosion Control Bond in the amount of \$57,600.00 to Goodwill of Western and Northern Connecticut for property located at 65 Palomba Dr, Enfield, CT.

Old Business

Public Hearing(s)

PH# 2850 – Modification to a Special Use Permit application site and building modifications including the construction of 1,230 sf new addition and 1,050 sf enclosure of vehicle delivery located 20 Palomba Drive; Zone BR (Business Regional) Map 057/Lot 0335; W.L. Realty. Ltd, owner/ Collin Rostohar, applicant. (DoR: 12/01/2016; MCPH: 2/23/2017) – continued from January 19, 2017.

Roger stated that the applicant requested a 35 day extension. Roger asked the commission to grant the 35 day extension. Roger also stated that he met with both the Construction Company and Dana Steele to review maps and to devise a plan to move forward. Their meeting addressed map revisions as well as the construction documents to ensure all documentation tie together. Roger stated that the application has been opened and that a discussion took place during the previous meeting. Chairman Charles Duren asked if a letter was provided. Roger confirms that a letter was received from Dana Steele on behalf of the applicant. Dana Steele provided the Commission a signed copy of the letter. Chairman Charles Duren read aloud the letter provided to the commission. Chairman Charles Duren

requested that Dana Steele manually (write in) all aspects pertaining to his site improvement application including the canopy enclosure and all other items. Dana Steele initialed the revisions he made. Secretary Peter Falk asked about the start date for the extension. Roger stated that the extension would commence after February 23, 2017.

Motion: Secretary Peter Falk made a motion to accept the 35 day extension for PH#2850, seconded by Commissioner Nicles Lefakis.

Votes: 7-0-0. Unanimous.

Motion: Secretary Peter Falk made a motion to continue PH#2850 until March 2, 2017, seconded by Commissioner Charles Ladd.

Votes: 7-0-0.

PH# 2851 - 53 Manning Road – Site and interior building modifications to accommodate self-storage, KBRC Realty Inc, Owner/Applicant. Map 034 Lot 0015, I-1 (Industrial 1 Zone). (DoR: 01/05/2017; MCPH: 2/23/2017) – continued from January 19, 2017.

Chairman Charles Duren opened the public hearing. Roger O'Brien stated that a request from the applicant was received to withdraw the application without prejudice. Chairman Charles Duren read the withdrawal email aloud.

Motion: Secretary Peter Falk made a motion to accept the withdrawal of PH # 2851 without prejudice, seconded by Commissioner Nicles Lefakis.

Votes: 7-0-0.

PH# 2852- 113 Raffia Road - Cans for Kids, Inc. applicant; Raffia Farms, Inc., owner; Special Use Permit Application for Charitable Redemption Center; BR/R-33 Zone (Business Residential / Residential-33); Map 067/Lot 0426. (DoR: 01/19/2017; MOPH: 03/25/2017)

Chairman Charles Duren opened the hearing to the public and Secretary Peter Falk took the roll call. The legal notice was read. Roger O'Brien stated out of an abundance of caution, the public hearing was continued previously to ensure that the requirement for legal notice had been met. Roger O'Brien stated that the staff made a recommendation for approval with three conditions of approval: hours of operation, signage, file the special land use permit on the land records. Andrew Urbanowicz, on behalf of Gary Raffia, discussed the redemption registration process and noted various redemption centers on the DEEP web page. The state web page DEEP-can and bottle subpage, is the only location where the redemption center would be advertised. Andrew Urbanowicz explained the intention of the redemption center, as one that would continue to support charitable funds (bottle deposits) to the Connecticut Children's Medical Center. Applicant Gary Raffia explained the purpose of the special use permit is to acquire a license so that the bottles and cans could be collected versus driving to Worcester to redeem the bottles and cans. Secretary Peter Falk asked the applicant

whether any changes to his redemption process that the applicant had been doing for over 20 years. The applicant Gary Raffia and Andrew Urbanowicz both confirmed that nothing would be changing besides the modification to signage. Chairmen Charles Duren asked for anyone from the public who wished to speak for or against the applicant. Chairman Charles Duren closed the application.

Motion: Secretary Peter Falk made a motion to approve the special use permit for PH#2852, seconded by commissioner Nicles Lefakis

Resolution:

WHEREAS, The Enfield Planning and Zoning Commission has received an application for a charitable redemption center located at 113 Raffia Road; Business and Residential Zones (BG/R-33); and

WHEREAS, a public hearing was held on February 16, 2017; and

WHEREAS, no improvements will be made to the site in order to accommodate the charitable redemption center;

NOW THEREFORE BE IT RESOLVED

RESOLVED, The Enfield Planning and Zoning Commission hereby approves application PH# 2852 for a charitable redemption center located at 113 Raffia Road; Business and Residential Zones (BG/R-33).

Reference Plans

“Site Plan Modification, Proposed Bottles and Cans Sorting Center for Charity: Cans For Kids, 113 Raffia Road, Enfield, CT January 2017.” Site Plan with Location Plan, Sorting Center Floor Plan and General Notes; Sheet S-1; Sheet 1 of 1; Scale: As Noted; Prepared by L.P. Consultants, LLC, dated January 5, 2017.

This application is approved with the following conditions:

Conditions to be met prior to signing of plans:

1. Hours of operation are limited to daylight hours.
2. Application for signage will be based on residential zoning regulations.
3. The special use permit, as drafted by the Planning Department will be filed with the land records.

Votes: 7-0-0. No abstention.

PH#2853 – 1654 King Street – Special Use Permit for a multi-use building including office, industrial and motor vehicle uses; JFP Realty, LLC., applicant/owner; Map 013/Lot 0009; I-2 Zone (Industrial 2). (DoR: 01/19/2017; MOPH: 03/25/2017)

Chairman Charles Duren stated that the hearing had not yet been opened. Roger O'Brien stated that he had met with the Attorney Fahey, Mr. Petronella, and Dana Steele to identify options to move the project forward. Roger O'Brien stated that the commission had not yet received the revised plan.

Dana Steele, engineer approached the commission and stated that he is representing both the property owner and the property owner of sub tenant of Industrial Diesel. Chairman Charles Duren expressed his concerns in regards to acting upon bits and pieces of an applicant plan. Chairman Charles Duren stated on behalf of the commission, that he wants a complete application packet with all of the information disclosed, accurate maps, and one that meets with the regulation standards. Secretary Peter Falk agreed.

Motion: Secretary Peter Falk made a motion to table PH#2853 until March 2, 2017, seconded by Commissioner Mary Scutt.

Vote: 7-0-0.

Site Plan Review

SPR# 1658.02 – 112 Pearl Street – Site Plan Modification

Chairman Charles Duren asked for the applicant to come forward. Roger O'Brien stated that the applicant is Enfield Pizza. Roger O'Brien stated that once the Code Enforcement Officer Rick Rachele reviewed the building permit, it was discovered that there were items on the building permit plans that were not presented in the original set of plans approved by the Commission. Therefore, an ART meeting had taken place. The Fire Marshall was not present of the ART meeting. Roger O'Brien stated that the changes include: a deck in the rear that was not originally approved, freezers and coolers that are on top of the deck that were originally inside the building, and condensers that were never shown on the plans. The condensers are currently on the outside of the building however, the applicant has agreed to move the condensers to the basement. Roger O'Brien stated that at the ART there were no issues raised by the Building Department, Health Department, or Town Engineer. However, a letter was received from the Fire Marshall that raised concerns. Chairman Charles Duren questioned the noise decibel levels and the nearest neighbors. The applicant did not have noise decibel levels information. The Fire Marshall letter of concern was in regards to wear and tear on the wood deck with the compressors outside the building and the ingress and egress to the second floor due to the location of the freezers. An additional concern raised by the Town of Enfield Police Traffic Division was the identification of a handicap parking space. Chairman Charles Duren stated that the commission will hold off until they have received clarification from the Fire Marshall and Traffic Division.

Motion: Secretary Peter Falk made a motion to continue SPR# 1658.02 until March 2, 2017, clarification letters from the Fire Marshal and the Police Traffic Safety Officer are needed, seconded by Commissioner Mary Scutt.

Votes: 7-0-0.

Other Business:

Recommendation to the Town Council for the conveyance of Lots 0048 and 0050 Map 024 on Main Street to the Town of Enfield.

Motion: Secretary Peter Falk made a motion to add the Council referral to the agenda, seconded by Commissioner Mary Scutt.

Votes: 7-0-0.

Motion: Secretary Peter Falk made a motion, seconded by Commissioner Mary Scutt, to forward a favorable recommendation to the Town Council for the conveyance of Lots 0048 and 0050 Map 024 on Main Street to the Town of Enfield.

Votes: 7-0-0.

Resolution:

Whereas, the Planning and Zoning Department received a request from the Town Council to provide a report on the following: purchase the interest of the Thompsonville Fire District #2 for two parcels of land on Main Street, map and lot 024//0050 and 024//0048, and

Whereas, the Planning and Zoning have reviewed the request, and

Whereas, there are no land issues with this request,

Now therefore, be it resolved, that the Enfield Planning and Zoning Commission hereby forward a favorable report to the Town Council pursuant for Connecticut General Statutes 8-24.

Resolved this 16 day of February 2017.

Report of Director of Planning

Roger O'Brien informed the commission that the owner of the pride bakery had requested to have the opportunity to come before the Commission for a workshop on traffic. The application had previously been withdrawn prior to a presentation on traffic. VHB was the traffic consultant that conducted the report and the Commission received the traffic report. The commission requested that a joint traffic report including both Enfield, CT and Longmeadow, MA site. A presentation to the Commission was not done. The applicant would like to make changes to the traffic report provided by VHB and present his changes without the benefit of his traffic consultant. The applicant has informed staff that he does not agree with recommendation with VHB report. The Town of Longmeadow, MA will be conducting their own traffic report. Commissioner Charles Ladd suggested that the applicant provide an action plan that he will stick with to present in front of the commission. Chairman Charles Duren stated that the applicant needs to have a professional traffic engineer design a plan and the entire application plan.

Motion: Commissioner Linda DeGray made a motion for the pride project to not come before the commission until the applicant has submitted a plan conforming to the Town of

Enfield regulations and providing a traffic study conducted by a professional traffic engineer. The motion was seconded by Commissioner Mary Scutt.

Votes: 7-0-0.

New Items on the Horizon

Presstek on Shaker Road has an application that is going before the Inland and Wetlands Commission for a substantial addition.

Phoenix Manufacturing is moving across the street on South Road and will be presented to the Commission.

Party City is going into the mall, taking up three vacant spaces within the mall.

Yankee Casting is also moving forward.

Chairman Charles Duren stated if an applicant has had an ART and the plans are ready the Commission can conduct a special meeting, if need be.

Roger discussed the department's involvement with the Agricultural Commission for a forum in March for all farmers in Enfield.

Roger stated that the department has also been working with the Zoning Board of Appeals in regards to site plan reviews which are new to the commission, as far as automobile approvals.

Chairman Charles Duren discussed aquifer protection registration.

Alternate Commissioner Richard Szewczak discussed the last meeting of the Economic Development Commission and the work on a Tax Increment Financing District.

Roger O'Brien stated that the town is alive and well, that people are showing confidence in Enfield and are investing as we continue to work with the development community.

Secretary Peter Falk thanked Roger O'Brien and staff for their efforts. And Commissioner Mary Scutt thanked Roger O'Brien for his efforts.

Adjournment

Motion: Secretary Peter Falk made a motion, seconded by Commissioner Mary Scutt to adjourn.

Votes: 7-0-0.

Note: Next Regular Meeting is Thursday, March 2, 2017 and Thursday, March 16, 2017.

Prepared By: Raquel Ocasio

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Richard Szewczak', written over a horizontal line.

Richard Szewczak, Secretary