

**ENFIELD HISTORIC DISTRICT COMMISSION  
DRAFT MINUTES OF A  
SPECIAL MEETING  
Monday, August 17, 2020**

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**Call to order**

Chairman Tatoian called the meeting to order at 7:00 PM.

Present for the meeting were Chairman Richard Tatoian, Vice Chairman Raymond Gwozdz, Secretary Nancy Smyth, Commissioner Marie Troiano, Alternate Commissioner Lillian Troiano, and Alternate Commissioner Linda Fallon

Absent – Commissioner Colleen Reidy and Commissioner Jacob Nadeau.

Chairman Tatoian seated Commissioner Troiano as a voting member.

Also present from the town of Enfield, Savannah-Nicole Villalba, Assistant Town Planner.

**Approval of Minutes July 22, 2020**

Commissioner L. Troiano motioned to approve the minutes of July 22, 2020. Commissioner Smyth seconded the motion. All were in favor.

**Vote (5-0-0)**

**Reading of Legal Notice**

Clerk Smyth read the legal notice.

**Public Hearing(s)**

**HDC# 458** – 1436 Enfield Street – Amendment to HDC# 458 for the rear propane cage associated with Stevie’s Little Store; Ragnauth Property Management, owner/applicant; Map 18/Lot 46, HR-33 Zone.

Steven Ragnauth spoke on behalf of the application and noted Shayle Silva from AmeriGas was joining the meeting momentarily.

Chairman Tatoian requested Ms. Villalba to recap the events since the last meeting which the Commission had approved the previous plan and placement of the tanks. One cage was to be in front of the other and shielded by plantings. The second cage is now in question by the Fire Marshall and needed to be moved.

Ms. Villalba stated the Commission previously approved the map titled HDC-458806242020 on the June 24, 2020 meeting. At the June 24<sup>th</sup> meeting the Commission conditioned the plantings and concrete barriers. She noted that the Fire Marshall was concerned about the back cage because there is a window and furnace close to the location. The back cage was flush to the house and was not acceptable from the Fire Departments perspective. The updated site plan has the front cage in the same location with previously approved conditions and back cage moved 10 feet away from the building.

Chairman Tatoian validated that the cage is 10 feet away, but approximately in the same location as the first location.

Ms. Villalba confirmed that is the case. The only difference is that it is not flush with the building.

Mr. Ragnauth noted they are proposing putting the cages back to back as it would be more aesthetically pleasing.

Ms. Villalba stated they need that updated proposal before the Commission can review or approve the proposal.

Mr. Ragnauth stated he was not aware that was not submitted. He stated since the first cage is approved, he can get that in and start selling the gas. The second one is less of a concern, but will get it in so that it can be resolved.

Mr. Ragnauth asked if the Commission would object to the cages being back to back before they submit another plan, or if they would prefer the cage to remain in the back of the building 10 feet away as proposed in the plan they have available.

Commissioner Gwozdz questioned if the two cages will be in the front, would more barriers be required?

Mr. Ragnauth stated he needs to defer that question to Mr. Silva. He believes the existing barriers would cover that. Additional barriers did not come up in recent conversations for the back to back cages, but will have Mr. Silva confirm.

Ms. Villalba questioned if this plan was submitted for a building permit because the plan being approved for this hearing is not the same as what is with the commission and they only updated one on file in relation to this project. She would not have called the Commission together for a special meeting knowing there was another version not in possession by the town.

Mr. Ragnauth apologized and noted he wasn't aware there was going to be a meeting, otherwise he would have followed up to ensure all updated material was submitted.

Commissioner Troiano questioned if the 18 count cage was the one in the back of the building on the previous approved application.

Mr. Ragnauth stated the 18 count cage is the one in front of the store directly to the right.

Commissioner Smith asked if the cage in the back is an 18 count as well.

Mr. Ragnauth stated he believed it was.

Chairman Tatoian confirmed the issue with the first approved application is that the back cage was too close to the building. He questioned if the Planning and Zoning department would not approve it.

Mr. Ragnauth stated the Fire Marshall did not approve it. There is a window there and even though it is inoperable and cannot be opened he said it is still considered a building opening.

Chairman Tatoian questioned how the denial from the Fire Marshal was communicated to Mr. Ragnauth.

Mr. Ragnauth and Ms. Villalba stated the communication in an e-mail to Shayle Silva and the zoning enforcement officer.

Commissioner Troiano stated the site plan notes that the cages have to be a minimum 10 feet from the building and if you look at that site plan with cage in front, we lose that 10 feet distance.

Ms. Villalba stated the drawing isn't to scale and the cages have to be 10 feet away from the building whether in the front or back.

Shayle Silva joined the call stated he did not submit the new site plan to the Fire Marshall because they wanted to get approval from the Commission first. Everyone interprets the building codes differently. The code they read states the cages need to be five feet away from the building when there is not a filling station or the tanks are not filled on the property. The Fire Marshall stated it needs to be 10 feet away from a building opening when the building only has one form of egress. They aren't allowed to cover the inoperable window. The owner does not want the second cage in the middle of the grass, so they are proposing putting the cages back to back so it hides it. It does increase the depth, so they probably put a second barrier up.

Commissioner Gwozdz questioned if the second barrier would be on the front or side.

Mr. Silva stated the second barrier would be on the side. The code states the barriers can be three feet apart and one barrier may be enough since the cages are only two feet wide. They can also increase the size of the barriers.

Chairman Tatoian questioned if the proposed cages are 10 feet from the building.

Mr. Silva stated they don't need to be 10 feet from the building, the cages need to be 10 feet from a window or door. They are five feet.

Chairman Tatoian confirmed the new proposal would have the cages back to back against one another.

Mr. Silva stated they will make sure that they are 10 feet from the exhaust as well.

Chairman Tatoian confirmed there would be plantings in front of the barriers.

Mr. Silva stated he can send the updated plan proposal once he gets home.

Chairman Tatoian confirmed with Ms. Villalba that there are plantings in the front and side per the previously approved plan.

Ms. Villalba told the Commission there are two concrete barriers conditioned in the approved application and they can condition a third for the proposal with the cages back to back.

Commissioner Gwozdz stated Mr. Silva said they can do larger barriers if needed. He'd rather have on larger one than multiple as long as they meet the fire code requirements.

Commissioner L. Troiano questioned what the barriers look like.

Mr. Silva stated they are concrete and similar to Jersey barriers.

Chairman Tatoian stated the point of the plantings is to conceal the barriers.

There were no other questions from the Commissioners.

Chairman Tatoian opened the hearing for public participation. There was no public participation.

Ms. Villalba reviewed the conditions with the Commission and requested a new site plan from Mr. Silva.

Commissioner Gwozdz noted that the additional cage only adds to feet so the modification is appropriate to what was previously approved.

Chairman Tatoian agreed having the two cages together seems less obtrusive than the prior plan.

Commissioner Smyth confirmed that both of the cages are the same size.

Clerk Smyth read the legal notice.

**Motion:** Commissioner L. Troiano made a motion to approve HDC#458, seconded by Commissioner Gwozdz, as amended with the standard conditions and three site-specific conditions.

Secretary Smyth called the roll. The amended application was approved.

**Site Specific Conditions:**

1. The applicant will install a 2' barrier in front of the front cage; and
2. The applicant will install a 5' barrier on the right of the cages; and
3. The applicant will plant dwarf evergreens in front of both concrete barriers as referenced on site Plan 'HDC 458 - 08182020 Revised Site Plan for Stevie's Little Store.

**Vote: 5-0-0**

### **Correspondence**

None

### **Other Business**

None

### **Enforcement**

**1120 Enfield Street** - A zoning enforcement office received noticed that 1120 Enfield Street had removed their front steps. They have attempted to make contact with the property owner on multiple occasions. A Historic District Application and contact information for the Department of Planning and Zoning was dropped off at the property on Thursday, June 30, 2020. They are working with the owner to come in for a hearing.

### **Adjournment**

Commissioner Smyth motioned to adjourn. Commissioner Troiano seconded the motion. All were in favor. The meeting adjourned at 7:40 PM.

**Vote: (5-0-0)**

**Note:** Historic District Commission meeting will be held on September 23, 2020

By Richard Tatoian, Chairman

Questions on agenda may be directed to the Planning Office (860) 253-6355.

Files are available for review on the website: <https://www.enfield-ct.gov/648/Historic-District-Commission>