

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING - VIRTUAL
THURSDAY, SEPTEMBER 10, 2020 – 7:00PM

Call to Order & Pledge of Allegiance

Chairman Nelson called the meeting to order at 7:01 PM.

Roll Call

Commissioner Szewczak took the roll and present were Commissioners Virginia Higley, Richard Szewczak, Frank Alaimo, Ken Nelson, Linda DeGray and Alternate Commissioners John Petronella and Vinnie Grillo. Absent were Commissioners Mary Scutt, Charles Ladd and Dane Thorogood.

Also present were Laurie Whitten, Director of Development Services; Jennifer Pacacha, Assistant Town Planner and Elizabeth Bouley, Recording Secretary.

Chairman Nelson seated Alternate Commissioners Grillo and Petronella.

Approval of Minutes – August 3, 2020 Special Meeting

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve the minutes of the August 3, 2020 Special Meeting. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Bond Release(s)

- a. **SPR# 1711** – 3 Pearson Way – Bond release request for a Landscaping Bond in the amount of \$4,800

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley, to approve the release of the Landscaping bond in the amount of \$4,500. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Continued Public Hearings

- a. **PH# 2980** - 118 Hazard Avenue – Special Permit application and Site Plan Review for the proposed construction of a new two-story 29,000 sq. ft. 'All American Assisted Living' facility along with new paved parking areas, landscaping, storm water management components and associated utilities and accessory uses; Ward Manor, LLC Owner; Kaplan Development Group, LLC., applicant; Ben Wells, Applicant Representative; Map 65/Lot 59; B-P and R-44 Zone.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to close PH# 2980. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve the request for a waiver for the sidewalks. The motion failed with a 0-7-0 roll call vote.

Votes: 0-7-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve the resolution for PH# 2980 with 26 listed conditions and four additional site-specific conditions. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

New Public Hearings

- a. **PH# 2981** – 504 Hazard Avenue – Special Permit application and Site Plan Review for a proposed outdoor dining patio associated with R Dee Winery and Powder Hollow Brewery; Mark McAuliffe, applicant; 10 Water Street, LLC., owner; Map 101/Lot 216; I-1 Zone.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to close PH# 2981. The motion passed with a 7-0-0 vote.

Votes: 7-0-0.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2981. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. **PH# 2983** – 20 Louise Drive – Special Permit application and Site Plan Review to allow a hair stylist as a home occupation; Alison Bosco, owner/applicant; Map 53/Lot 310; R-33 Zone.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to close PH# 2983. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2983 including site specific conditions that the applicant will comply with the requirements of the Health Department and maintain off-street parking. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

- c. **PH# 2984** – 74 Palomba Drive – Special Permit application to allow a restaurant liquor permit; A & D Restaurant., Inc., applicant; Palomba Drive LLC., owner; Map 56/Lot 25; BL Zone.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to close PH# 2984. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve the resolution for PH# 2984 with the addition of a condition that the outdoor dining area be fenced in when serving alcohol. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Adjournment

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to adjourn. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Note: Next Regular Meeting is September 24, 2020.