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Shela M Bailey

ENFIELD PLANNING AND ZONING COMMISSION
LIVE REGULAR MEETING
MINUTES
Thursday, February 9, 2023 – 7:00 p.m.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

Call to Order & Pledge of Allegiance

Roll Call

Commissioner Petronella took the roll and present were Commissioners Lewis Fiore, Virginia Higley, John Petronella, Kiran Majmudar, Francis Alaimo and Kenneth Hilinski and Alternate Commissioners Christian D'Antonio, Vinnie Grillo and Nicles Lefakis. Absent was Commissioner Linda DeGray.

Chairman Fiore seated Alternate Commissioners Lefakis for Commissioner DeGray.

Also present were Laurie Whitten, Director of Planning, Matt Davis, Assistant Planner, and Rebecca Jones, Recording Secretary.

Approval of Minutes

- a. January 26, 2023

Motion to approve the January 26, 2023 regular meeting minutes made by Commissioner Higley; seconded by Commissioner Lefakis and approved by 7-0-2 vote. Commissioners Hilinski and Grillo abstained.

Town Attorney Report

Chairman Fiore confirmed commissioners received the latest report.

Public Communication

None.

Bond Release(s)

None.

Presentation

Ms. Whitten explained that Lonestar Solar was aiming to make a presentation at the meeting but was unable to due to time constraints. The commissioners discussed the best course of action. Chairman Fiore explained that the PZC plans to document concerns and support any action that the IWWA may want to take. He asked that staff keep commissioners informed as to the outcome. Ms. Whitten explained that all concerns get forwarded to citing counsel and will be added as a supplement to the application. It is their aim to review all questions and concerns from local boards.

New Public Hearings.

- a. **PH# 3054 – 117 North St** – Application for home occupation, excavation permit and contractors storage yard; Joseph Liquore, Applicant/Owner; Map 93/Lot15 + Map 100/Lot 6;I-1 Zone. **Tabled to 2/23/23**

Motion to table PG #3054 – 117 North Street made by Commissioner Hilinski; seconded by Commissioner Higley and approved by a unanimous vote of 7-0-0.

b. PH# 3056 – 281 Hazard Avenue – Application to operate a retail specialty pharmacy; CSI Pharmacy, Applicant: Robie Realty, LLC, Owner; Map 83/Lot 59; HVBL Zone.

Applicants and building owner were present for discussion. This is a pharmacy that dispenses specialty medicine for rare disorders. This is a national business opening a local chapter to better serve the Northern Connecticut and Western Massachusetts area. Chairman Fiore confirmed that this is the old Hazardville Water Company building. Staff confirmed that this is a suitable location for the operation and parking is sufficient. Most of the orders are filled through mail service. It was confirmed with the property owner that the detached garage will not be used by the tenants.

The public hearing was opened for comment. No one spoke for or against this application.

Motion to close the public hearing made by Commissioner Higley; seconded by Commissioner Lefakis and approved by a unanimous vote of 7-0-0.

Motion to approve PH# 3056 – 281 Hazard Avenue made by Commissioner Petronella; seconded by Commissioner Hilinski and approved by a roll call vote of 7-0-0.

Old Public Hearings

None.

New Business

a. Appointment of members to be liaison to the Regional Planning Commission with CRCOG

The CRCOG representatives have not been receiving email notifications about meetings. Meetings often are held on Thursdays, which can interfere with the regularly scheduled PZC meetings. Ms. Whitten committed to reaching out to CRCOG to ensure that Commissioners Petronella and Alaimo are receiving the Zoom invites.

Old Business

None.

Other Business

None.

Enforcement Reports

a. ZEO Report

There is a food truck festival proposed for May 12th and 13th from 11:00am to 7:00pm at the Enfield Square. It will be processed as a zoning permit.

Correspondence

None

Commissioner's Correspondence

Commissioner Petronella asked Ms. Whitten about new proposed legislation relating to variances. He wanted to discuss the contents of the bill and possible future implications with the commissioners. Ms. Whitten explained a key element of this bill will remove the hardship requirement from variance applications. Commissioners shared their individual thoughts and agreed to discuss this further at a future meeting. Chairman Fiore encouraged

commissioners to attend the Town Council's public hearing relating to the POCD on February 13th at 6:00pm at JFK. Commissioner Alaimo asked about the lack of proper outdoor lighting at the mall. Commissioners shared their thoughts and staff agreed to follow up.

Director of Planning Report

Ms. Whitten noted that consultant Don Poland will be present at the POCD meeting at JFK. She reminded all that the housing chapter will be addressed in detail. She noted that the solar panel roof rental issue will need further and deeper review. She wanted to make sure that all commissioners are on board to allow the solar rentals and to allow for a change in regulations to make it as easy as possible for homeowners. Commissioners took an informal vote in which 6 commissioners were in favor and Commissioner Higley dissented.

Opportunities/Unresolved Issues

None.

Receipt of applications

- a. **SPR# 1910 – 481 Enfield St** – Application for a restaurant in Unit 1; Amelies LLC, Applicant; Frank Enterprises V LLC, Owner; Map 33/Lot 256; BG Zone
- b. **PH# 3057 – 90C Elm St** – Application for hybrid retail cannabis establishment; Willow Brook Enfield LLC dba Zen Leaf Enfield, Applicant; Enfield Square Realty LLC/Enfield Ch LLC, Enfield Nassim LLC, Owner; Map 43/Lot 27; BR Zone

Adjournment

Motion to adjourn made by Commissioner Higley; seconded by Commissioner Hilinski and approved by a vote of 7-0-0.

The meeting was adjourned at 7:55 PM.

Prepared by: Rebecca Jones

Respectfully Submitted,

John Petronella, Secretary