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ENFIELD TOWN CLERK

ENFIELD PLANNING AND ZONING COMMISSION
LIVE REGULAR MEETING
MINUTES

2023 JUN 12 AM 10:16

Sheila M Bailey

THURSDAY JUNE 8, 2023 – 7:00 PM
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, Kenneth Hilinski, Francis Alaimo, Kiran Majmudar, and Alternate Commissioner Christian D'Antonio and Nicles Lefakis. Absent was Commissioner Linda DeGray and Alternate Commissioner Vinnie Grillo.

Chairman Fiore seated Commissioner D'Antonio in Commissioner DeGray's absence .

Also present were Matt Davis, Assistant Planner, and Rebecca Jones, Recording Secretary.

Approval of Minutes

- a. May 25, 2023

Motion to approve May 25, 2023 regular meeting minutes made by Commissioner Higley; seconded by Commissioner Hilinski.

Chairman Fiore requested that the record show that the vote for the Housing Plan was unanimously approved.

Motion to approve May 25, 2023 regular meeting minutes as amended made by Commissioner Higley; seconded by Commissioner Hilinski and approved by a unanimous vote of 7-0-0.

Motion to add the Town Council resolution referring to the proposed conveyance of town-owned parcels to the Planning and Development Commission (CGS 8-24 referral) made by Commissioner Higley; seconded by Commissioner Hilinski and approved by a unanimous vote of 7-0-0.

Town Attorney Report

The commissioners are still in receipt of the May 25, 2023 report.

Public Communication

None.

Bond Release(s)

None.

Presentations

- 1. CGS 8-24 Referral

Nelson Tereso, Director of Economic and Community Development was present for discussion via Zoom. Mr. Tereso gave a brief overview of the revitalization plan for the former Strand Theater and Lamagna Center thus far. The Town of Enfield has entered into a Memorandum of Agreement with a preferred developer. This 8-24 referral

is for 1.7 acres of land. Town Council did approve this for referral to this commission before they enter into a Purchase and Sale agreement for the land. Chairman Fiore recommended reimbursing the Open Space fund for the land located at 2 Chapel Street. This parcel was previously purchased by the Town with open space funding in 2013. The Town Manager has been in communication with the Conservation Commission regarding this issue and Town Council would have the final decision. Commissioner D'Antonio made comments related to parking changes as the redevelopment approaches.

Motion to approve CGS 8-24 resolution for the proposed conveyance of town-owned parcels known as the Stand and Lamagna Parcels made by Commissioner Petronella; seconded by Commissioner Alaimo and approved by a unanimous roll call vote of 7-0-0.

Continued Hearings

- a. **PH# 3063 – 25 Hazard Ave-** Application for a site plan modification and freestanding canopies; Chick-fil-A, Inc., and Paramount Commons at Enfield, LLC, Applicants; Paramount Commons at Enfield, LLC, Owner; Map 45/Lot 8; BR Zone. **Tabled until 6/22/23**
- b. **PH# 3066 – 600 Enfield St-** Application for car wash, gas station and convenience store; Shiraz Choudhary applicant; Troiano Realty Corp. owner; Map 32, Lot 8; BL Zone.

Applicant and applicant representatives were present for discussion. Staff comments have been reviewed and the applicant is agreeable to them. Condition No. 14 was discussed and revised so that the car wash cannot be used until the LEP provides written confirmation that the water supply for the car wash meets state DEEP standards or is connected to public water.

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 Alaimo and approved by a 7-0-0 vote.

Motion to approve PH# 3066 – 600 Enfield Street with conditions made by Commissioner Petronella; seconded by Commissioner Hilinski and approved unanimously by a roll call vote of 7-0-0.

- c. **PH# 3067 – 161 Post Office Rd –** Application for re-subdivision; Garrett Homes, LLC, Applicant; Mitchell Wojnar, Owner; Map 68/Lot 232; BL Zone

Applicant and applicant representative was present for discussion. Attorney Pearson spoke with Mr. Davis regarding the open parcel and there may be interest for the Town to be deeded that open space area. If the Town does not want to accept it, the applicant can shift to a proposed conservation restriction. Applicant is agreeable to the conservation restriction but asked that an appendix be added with specific metes and bounds. Sidewalks will be added along site 2 as requested by the Commission. Bonds were discussed.

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

Chairman Fiore reviewed the order of motions with Mr. Davis. It was noted that the list of the conditions that was in the commissioners' packets had different numbering than the list Town staff had. Chairman Fiore suggested that copies be made so that commissioners and staff alike can review the same information.

Motion to take a 5-minute recess made by Commissioner Majmudar; seconded by Commissioner Alaimo and approved unanimously by a 7-0-0 vote.

Meeting reconvened at 7:50pm.

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

Motion to waive Section 3E of the Subdivision regulations made by Commissioner Petronella; seconded by Commissioner Hilinski and approved unanimously by a roll call vote of 7-0-0.

Motion to waive Section 4H of the subdivision regulations made by Commissioner Petronella; seconded by Commissioner Hilinski and approved unanimously by a roll call vote of 7-0-0.

Motion to approve PH# 3067 – 161 Post Office Rd made by Commissioner Petronella; seconded by Commissioner Hilinski and approved unanimously by a roll call vote of 7-0-0.

New Public Hearings

- a. **PH# 3068 – 27 Maple Ave** – Application for restaurant with full liquor license; Sabores Mexicanos LLC, Applicant; 27 Maple Ave LLC, Owner; Map 21/Lot 38; R33 Zone

Commissioner Petronella read the legal notice into the record. He also made note for the record that he was a former owner of the property and no longer has any affiliation with the property. He offered to reclude himself if the applicant should choose, which he didn't. Commissioner Petronella also stated for the record that he has never met the applicant and all transactions regarding the property were done electronically. Applicant and translator were present for discussion. Mr. Alves has two food trucks that he manages in the Hartford area and is proposing a similar style restaurant for the location. Hours of operation were discussed. Mr. Alves is working on getting the grease trap cleaned. Chairman Fiore asked about parking for the food trucks. Mr. Alves does not plan on parking them at the parking lot extension.

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

Commissioner D'Antonio asked about the proposed fence on the landscaping plan. Live music will only be played on special occasions such as Cinco de Mayo and the grand opening.

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

Motion to approve PH# 3068 – 27 Maple Ave made by Commissioner Petronella; seconded by Commissioner Hilinski and approve unanimously by a roll call vote of 7-0-0.

Old Business

- a. **FLD# 45 – 25 Hazard Ave** - Application for Flood Permit; Chick-fil-A, Inc., and Paramount Commons at Enfield, LLC, Applicants; Paramount Commons at Enfield, LLC, Owner; Map 45/Lot8; BR Zone. **Tabled until 6/22/2023**

New Business

None.

Other Business

None.

Enforcement Reports

None.

Correspondence

None.

Commissioner's Correspondence

None.

Director of Planning Report

None.

Opportunities/Unresolved Issues

POCD and Housing Plan have been sent to OPM for final approval.

Administrative Approval Report

None.

Receipt of applications

- a. **SPR# 1919 – 1600 King St** – Application for a seasonal Farmer's Market; Carmen Martin, Applicant; Grace & Glory Church, Owner; Map 13/Lot 19; BG Zone

Adjournment

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

The meeting was adjourned at 8:17 PM.

Prepared by: Rebecca Jones

Respectfully Submitted,

John Petronella, Secretary