

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
DRAFT MINUTES FOR COMMISSION CONSIDERATION
THURSDAY, June 25, 2020 – 7:00 p.m.
Virtual Meeting

Call to Order & Pledge of Allegiance

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

Roll Call

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

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

Approval of Minutes

- a. June 11, 2020 – Regular Meeting

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to approve the minutes of the June 11, 2020 Regular Meeting as amended.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Chairman Nelson seated Alternate Commissioner Grillo.

Public Participation

Chairman Nelson asked if anyone in the audience would like to speak; no one came forward.

Bond Release(s)

- a. **SPR# 1461** – 160 Hazard Avenue – Request for release of the \$10,000 Landscaping Bond held by Burlington Construction Company, Inc.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley, to approve the resolution for the release of the \$10,000 Landscaping Bond for SPR# 1461.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Continued Public Hearings

- a. **PH# 2974** – 28 Maple Avenue – Special Permit application to convert a 2-family home to a 3-family home with a building addition and second driveway cut; Adam Fiore, owner/applicant; Map 21/Lot 12; Thompsonville District-1 Zone.

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

Adam Fiore addressed the Commission, stating that he is looking to convert a commercial application into a residential application, combining a two-family with a commercial spot into a full-fledged three-family.

Commissioner Higley asked if this had to go before the ZBA, to which Ms. Pacacha replied that it did not.

Chairman Nelson stated that according to the regulations, if the property was destroyed by a natural disaster it has twelve months to be rebuilt but nothing structurally can be done. He stated that the nonconforming use cannot be increased, and in this case the structure was removed without a natural disaster and is increasing the nonconforming use down Spring Street.

Chairman Nelson asked what the door on the left side of the first-floor demolition plan led to. Mr. Fiore stated that the door comes in on the side at the intersection of Maple and Spring and leads into the first floor of what will become a two-bedroom apartment. Chairman Nelson stated that this means the information they are looking at on the plans is incorrect. Discussion took place as to exactly where the door was within the building.

Commissioner Szewczak agreed with Chairman Nelson and requested an explanation of how the parking will work. Mr. Fiore explained the proposed parking for the property, stating that there are six total parking spaces. Discussion took place regarding the planned parking configuration as depicted on the site plans. Commissioner Szewczak stated that he is concerned that there is not enough space for cars to use the parking spaces without hitting the house or other cars.

Ms. Pacacha suggested a brief recess in order to allow people in who are not able to get into the meeting. Chairman Nelson requested that the Winstanley team log out in order to allow the Commissioners to log in.

Commissioner Grillo stated that he is also concerned with cars in the parking spots being able to make the corners. He stated that the turnaround is not an actual spot as it is not large enough.

Commissioner Higley asked where the snow will go when the driveway gets plowed, to which Mr. Fiore replied that it will go into the turnaround spot or the materials storage area.

Commissioner DeGray stated that she is also concerned about the parking and snow plowing as well as access since people need to get into and out of the parking lot at different times during snowstorms. Mr. Fiore stated that he can hire a landscaping company and they will come plow, just like anyone else.

Chairman Nelson stated that with this property all of the street snow ends up on the sidewalks.

Commissioner Alaimo asked if it is possible to have another exit in a circular fashion. Mr. Fiore stated that he had tried but that cannot be done in Thompsonville. Ms. Pacacha stated that parking is not allowed within a certain distance to the street. Commissioner Alaimo pointed out that the property is on a corner next to two streets, to which Ms. Pacacha replied that parking cannot be located in the front setback, which is twenty feet in this case.

Mr. Fiore stated that cars would have to park along the fence, or he would need to get some special permission to allow them to park elsewhere. Ms. Pacacha stated that the zoning regulations require approval from the PZC for second driveway cuts.

Ms. Whitten stated that Staff was not given ample time to review this plan, but she sees five parking spaces and a turnaround on the plans and parking in the driveway is not safe at this time. She stated that this needs to be reviewed further by Staff.

Chairman Nelson read through Regulation 3.40.4c and asked how tearing down the outside is not in violation of this regulation. Ms. Whitten stated that Staff had the same concern.

Chairman Nelson reiterated his concerns with the door going to an area that cannot be verified and is not on the demo plan, as well as the parking.

Mr. Fiore stated that it would be better if the two driveways can be connected and a sixth parking spot can exist rather than parking along the fence. He stated that the foundation is still there and it is falling apart, but what is there now is significantly better than before.

Chairman Nelson asked if a dumpster will be brought in to pick up the mattresses, to which Mr. Fiore replied that people just throw those in his yard and it would be nice to have some help as he is making the town nicer.

Ms. Whitten stated that Staff wants to help but they need to get the plans in adequate time to be able to review them. Mr. Fiore stated that he cannot control when the architects turn in the documents so if the Commission needs more time to review it, it has already been six months. He stated that the plan can fit six parking spots but the Commission does not like it.

Commissioner Nelson stated that this is why people do Building Permits prior to demolition, because now they cannot verify what was there. Mr. Fiore stated that there must be some town records to show what was there, and the property was so dangerous that he had to take action.

Chairman Nelson asked if anyone in the public would like to speak regarding PH# 2974.

Gretchen Pfeiffer-Hall stated that she owns some properties in the area and has watched this building become an eyesore. She stated that it is extremely tight and there is no median between the house and the street, and this plan is like a concrete jungle. Ms. Pfeiffer-Hall stated that the applicant has an opportunity to make this a nice property but as a two-family rather than a three-family, as parking is an issue in the area. She stated that this proposal does not improve Thompsonville and tenants will be parking all over Spring Street.

Chairman Nelson asked three times if anyone in the public would like to speak in favor or against the application; no one came forward.

Commissioner Szewczak stated that the egress windows out of the second story are not 3x5 as required. Mr. Fiore described the dimensions of the windows. Commissioner Szewczak asked if the bathroom window would interfere with the existing shed, to which Mr. Fiore replied that it would not.

Discussion took place regarding the locations and sizes of the windows on the plans. Commissioner Szewczak pointed out some discrepancies between the new drawings and the old drawings that the Commission had received.

Ms. Pacacha stated that according to the Building Department, egress windows are not required and they will review this at the Building Permit stage.

Commissioner Alaimo stated that Staff should review this application with all of the comments in.

Chairman Nelson stated that the Commission needs to address the structure that has been removed and whether the Commission will even be allowing the addition.

Chairman Nelson asked if anyone in the public would like to speak in favor or against the application.

Ms. Pfeiffer-Hall stated that the Commission has enough information to make a decision and a three-family is not the best choice for this site.

Chairman Nelson asked three times if anyone in the public would like to speak in favor or against the application; no one came forward.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to close the Public Hearing.

The motion passed with a with a 6-0-1 vote with Commissioner Ladd abstaining.

Votes: 6-0-1

Chairman Nelson asked if the Commission can reject the application without prejudice so the applicant can come back, to which Ms. Whitten replied that he can always come back if the application is different.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley, to approve PH# 2974.

The motion failed with a 0-6-1 with Commissioner Ladd abstaining as he joined the meeting late.

Votes: 0-6-1

Chairman Nelson stated that his reason for denial is the removal of a nonconforming use and failure to show adequate plans as well as inadequate parking.

Commissioner Szewczak stated that the Commission needs additional information.

Commissioner DeGray stated that the regulations do not allow a nonconforming property to be made more nonconforming.

Commissioner Higley stated that she agrees with the other Commissioners and there is not enough parking and not enough space to stockpile snow.

Commissioner Grillo stated that he did not feel comfortable with the nonconforming part from the start, which Commissioner Alaimo agreed with.

New Public Hearings

- a. **PH# 2973** – 55 Cottage Road – Special Permit application for a home addition located within the Lake Overlay District; Randy Daigle, owner/applicant; Map 80/Lot 178; R-33 Zone.

Ms. Pacacha stated that the lot coverage variance was denied by the ZBA and Staff is talking to the applicant about amending the regulations in the Lake Overlay District if the Commission is amenable. She stated that this would be beneficial to residents and Staff. Ms. Pacacha explained that under the current Executive Orders the Public Hearing can be tabled and Staff can move forward with the text amendment.

Chairman Nelson stated that the Lake Overlay District does need to be revamped and most houses out there are over on the lot coverage. He stated that he is in favor of Staff taking this on.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to table PH# 2973 in order for Staff to investigate a text amendment for the Lake Overlay District.

The motion passed with a 7-0-0 roll call vote.

Votes: 7-0-0

- b. **PH# 2976** – Zoning Text Change Application to amend Section 6.30 to allow permanent seasonal outdoor dining within Industrial Districts; Michael McAuliffe, applicant.

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

Mark McAuliffe, 29 South Meadow Lane, addressed the Commission. He stated that they would like to put outdoor seating at Powder Hollow Brewery and R Dee Winery as there are currently no zoning regulations for outdoor seating in an Industrial Zone.

Commissioner Higley stated that they would have to look at every location so she is glad it is a Special Use Permit. Commissioner DeGray stated that a Special Permit for each individual applicant would be ideal and she is in support of the idea.

Ms. Pacacha stated that Staff is in support of this. She pointed out that some Industrial Zones are close to Residential so the Commission may want to look at the issue of outdoor audio systems again. Ms. Pacacha stated that a Special Permit will cover it from a Staff standpoint.

Commissioner Alaimo stated that this establishment does not serve food and asked if this would still be considered permanent outdoor dining. Ms. Pacacha stated that this would come under review of the Liquor Control Commission. Mr. McAuliffe stated that the State of Connecticut requires them to serve some sort of snacks but they do not otherwise have the ability to serve food.

Commissioner Higley stated that she firmly believes it should be a Special Use Permit.

Chairman Nelson asked if anyone in the public would like to speak in favor or against the application.

Ms. Pfeiffer-Hall asked if there would be entertainment, to which Mr. McAuliffe replied that at this time the plan is only for outdoor seating. Ms. Pfeiffer-Hall stated that she is concerned about the noise of outdoor audio for the nearby neighborhood, but other than that she thinks it is a nice idea.

Chairman Nelson asked if anyone else would like to speak; no one came forward.

Ms. Whitten asked if the Commission would like the words outdoor dining omitted, to which Chairman Nelson replied that it should be the same as the other zones but should be a Special Permit due to the various different locations. He stated that the brewery should be allowed to have food if they decide to someday.

Ms. Pacacha stated that restaurants are not allowed in Industrial Zones. Chairman Nelson asked if restaurants would be allowed if the text change says food, to which Ms. Pacacha replied that it is not in the use table. The Commission decided to leave the text amendment worded as proposed.

Chairman Nelson asked if anyone in the public would like to speak.

Lorraine Creedon stated that she would be in favor of the application.

Chairman Nelson asked if anyone else would like to speak; no one came forward.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley, to close the Public Hearing.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commission Higley, to approve PH# 2976.

The motion passed with a 7-0-0 roll call vote.

Votes: 7-0-0

- c. **PH# 2977** – Zoning Text Change Application to amend Section 8.70 Hazardville Design Overlay District; Michael Bonanno, applicant.

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

Mike Bonanno of Tavano, McCuin & Bonanno, LLC, stated that he is present along with his client Constantinos Constantinou and architect Art Hall. Mr. Bonanno provided the Commission with an overview of the history of the project. He stated that the progress on the project has been stalled and the only financial way to utilize the property is to convert it to residential units. He stated that the eventual goal is to convert the building into residential units along with a medical office.

Mr. Bonanno went over the regulations that they would like to see changed. He stated that the conversion of old historical buildings such as schools and mills into residential units is common, and that the alternative may be demolishing the building and applying to put something else there.

Mr. Bonanno stated that they would like some wiggle room in the landscaping standards due to the size of the building and the parking.

Commissioner DeGray stated that the standards are overly aggressive, and that the asphalt necessary to accompany this many spaces would be uncomfortable for the area. She stated that she does not agree with the small size of the units and she does not agree that there have to be twelve units in the building.

Commissioner Higley stated that she agrees with Commissioner DeGray and is concerned with the landscaping standards. She stated that the word “reasonable” is a red flag and landscaping is required in certain areas of parking. Commissioner Higley stated that it would be a good re-use for that building, but they have to be careful as they need to give a buffer to the neighbors.

Commissioner Szewczak stated that the parking lot is congested and he is concerned with how the cars would fit in the parking lot. He stated that it is a Residential Zone and this would severely impact the area. He concluded that he would be in favor of it if there were less units and it required less parking.

Commissioner Ladd stated that the parking lot has been paved for as long as he can remember. He stated that leaving it as a parking lot does not negatively impact the neighborhood since it has been paved for so long.

Ms. Pacacha stated that there is a provision in the regulations that allows the Commission to look at landscaping for existing facilities differently.

Ms. Pacacha stated that she spoke informally with someone at the Town Attorney's office and that a Plan Design Special Permit is a way for uses in Hazardville to not have to meet the requirements of the underlying zone. Ms. Whitten agreed and cited case law regarding the use of waivers as pertains to this.

Mr. Bonanno stated that they are not opposed to landscaping regulations as long as there is some leeway provided given the property and the pavement. He went on to state that they included the area and lot bulk requirements in the application in order to have some sort of minimum standards. Mr. Bonanno stated that if the 400-foot studio apartments need to come up a bit they are not opposed to that.

Mr. Bonanno stated that the rigidity of the regulations does not allow owners of unique properties the ability to come before the Commission for approval as they are automatically precluded. He stated that by lowering the standards a bit, the availability is opened up for owners of properties like this.

Art Hall stated that the existing building is divided up in the interior by hallways and stairways, so they are confined within the limits of the existing classroom units. He stated that the parking area already exists and will hold 27 spaces without any changes being made.

Commissioner DeGray provided the Commission with the dimensions of the elderly housing units. She stated that she is not concerned with the parking lot but is concerned with the density.

Mr. Hall described the dimensions and configuration of the interior layout of the building. He stated that the space has to be divided into these five areas as things such as corridors and stairwells are already dividing them.

Commissioner Alaimo asked what size units were allowed at St. Adalbert's, to which Mr. Hall replied that they are all within the range of 650 SF, give or take a bit.

Ms. Whitten stated that she does not see a problem with the square footages

Commissioner Szewczak stated that all of the units at St. Adalbert's are 650 SF so they should keep the units at 600, 800 and 1,000. He stated that the larger sized units would satisfy him. Commissioner DeGray stated that she cannot see going smaller than St. Adalbert's and added that apartments also require storage.

Mr. Bonanno stated that they do have storage spaces allocated. He stated that the two-bedroom apartments need to be 800 rather than 1,000 for this project.

Chairman Nelson asked if anyone in the public would like to speak.

Gretchen Pfeiffer-Hall, 4 Somers Road, stated that she owns a property on School Street and she supports adaptive re-use of this building. She went over some of the questions she had, stating that the Commission had touched upon most of them. Ms. Pfeiffer-Hall stated 850 SF is not too small for a two bedroom and asked if basement apartments are allowed. She asked if there is enough room for guests as she is concerned with people parking on School Street.

Ms. Pfeiffer-Hall Provided a photograph of the honor roll that used to be in place on the property.

Chairman Nelson asked three times if anyone would like to speak in favor or against the application.

Ms. Pfeiffer-Hall stated that she does not have much sympathy for storage for tenants because they have too much junk and they leave it behind for landlords to deal with.

Mr. Hall stated that there is currently space for 27 cars to be parked, and that some of the units may only have one car. Ms. Whitten asked about parking for the medical office, to which Mr. Hall replied that it would be a very limited and sporadic use

Mr. Constantinou stated that right now they are doing telemedicine, and this would be a perfect location for that.

Commissioner DeGray suggested that they speak about the text change rather than the site plan.

Chairman Nelson asked if anyone in the public would like to speak in favor or against the application.

Ms. Pfeiffer-Hall stated that she hopes the Commission will allow Staff to look over the questions that had come up prior to approving the application. She requested that the Commission not start bringing the problems of Thompsonville into Hazardville, where developers want to over-develop every property they get their hands on.

Chairman Nelson asked three times if anyone in the public would like to speak in favor or against the application; no one came forward.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Ladd, to continue PH# 2977 until the next meeting.

Commissioner Nelson stated that the applicant had great plans a year ago and it now looks worse than it did then.

The motion failed with a 2-5-0 vote with Commissioners Nelson, DeGray, Higley, Alaimo and Grillo voting against.

Votes: 2-5-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley, to close the Public Hearing.

The motion passed with a 7-0-0 roll call vote.

Votes: 7-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Ladd, to approve PH# 2977.

The motion failed with a 2-5-0 vote with Commissioners Nelson, DeGray, Higley, Alaimo and Grillo voting against.

Votes: 2-5-0

Commissioner DeGray stated that she does not feel this is the right fit for that area as it was supposed to be an office building. She stated that she would support a multi-use building, but the parking is an issue for this project.

Commissioner Higley stated that she is not comfortable changing the rules for an entire district because of one parcel.

Commissioner Alaimo stated that he could see more of a mixed use for this building.

Commissioner Grillo stated that he is not comfortable with the sizes and numbers of units or the accessibility for emergency services.

Chairman Nelson stated that twelve families on a half-acre of land is too much.

New Business

Site Plan Review(s)

- a. **SPR# 1824** – 14 Cranbrook Boulevard – Site Plan Review application for a proposed 20' x 8' long term steel storage unit; Sybil Williams, owner/applicant; Map 56/Lot 33; BL Zone.

Gary and Sybil Williams addressed the Commission. Mr. Williams stated that their plan is straightforward and they are trying to make a safer work environment. He stated that it is totally screened on all sides.

Commissioner Higley agreed that the application is straightforward, and she supports it.

Commissioner DeGray stated that the site is well screened and it is a great placement for the storage unit. Commissioner Ladd agreed that it cannot be seen and is a great location for the storage unit.

Chairman Nelson asked if the Commission would be setting a precedence, to which Ms. Pacacha replied that it would not be a precedence. She went on to state that this would normally be a zoning permit but it went to the Commission as they want it for more time than is allotted in the regulations.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Ladd, to accept SPR# 1824.

The motion passed with a 7-0-0 roll call vote.

Votes: 7-0-0

- b. **SPR# 1826** – 113 North Maple Street – Site Plan Review application for a proposed 501,500 square foot industrial warehouse building with associated parking and drainage; WE 113 North Maple Street, LLC, owner/applicant; Map 82/Lots 1-4; Industrial-1 Zone.

Commissioner Szewczak stated that this should be a Public Hearing as this is a huge development and the public should have a say. Commissioner Higley agreed, stating that it is a great building but the neighborhood would probably like to comment as well.

Commissioner DeGray agreed that this is a large project that will impact several residential areas. She stated that she has some concerns about the Traffic Safety Officer's comments and would like to see this moved to a Public Hearing. Commissioner Ladd agreed as well.

Chairman Nelson asked Staff how to proceed. Ms. Whitten stated that it needs to be reviewed and approved as a site plan approval. She stated that the developer has done many projects in town and always goes above and beyond. Commissioner Szewczak stated that he wants to avoid any negativity so that the people have the opportunity to address the project and participate in the conversation.

Adam Winstanley, Principal at Winstanley Enterprises, LLC, addressed the Commission. He stated that he has his entire team present tonight, and has been working for almost two years on this project. Mr. Winstanley stated that he has had many meetings with town staff and no one has ever mentioned moving to a Public Hearing. He listed various other properties in town that he owns and stated that the success of this project is important to him. Mr. Winstanley stated that he would have no problem going to a Public Hearing, but it will hurt their schedule as they are trying to begin construction in August.

Commissioner Szewczak stated that he is not opposed to hearing the presentation tonight, but he would like the public to be able to participate in the conversation. Ms. Whitten stated that the regulation does not require a Public Hearing, so that was their guidance to the applicant. She suggested that the Commission hear the presentation tonight and then make a determination as to whether it warrants a Public Hearing.

Chairman Nelson stated that they should hear the presentation tonight and have a Public Hearing followed by a vote at the next meeting.

Commissioner Ladd asked if Mr. Winstanley would be open to inviting the public to a private meeting to explain things, to which Mr. Winstanley replied that he would. He stated that this property is very important to him and he is proud of this project and would like to meet with the neighbors.

Commissioner Alaimo stated that the project had been approved by IWWA and asked if the public had been involved up to this point. Ms. Whitten stated that there was no public participation up to this point.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Ladd, to take a 5-minute recess.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

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

Mr. Winstanley introduced the team members present tonight.

Val Ferro of Good Earth Advisors addressed the Commission with a description of the project. She provided the Commission with a history of the project and utilized an aerial map of the site to illustrate the various features and buildings located on the property.

Ms. Ferro went over the impervious surface and building coverage in the plan, stating that both are well below what is allowed in an I1 zone. She stated that they more than covered the buffer requirements while still allowing the wooded area and wetlands to stay in place.

Ms. Ferro went over the details of the planned parking for the site, stating that there are less impacts to wetlands and less impervious coverage. Ms. Ferro pointed out the wetlands and watercourses on the property, stating that they are all being respected.

Ms. Ferro stated that they are currently planning for Agri-Mark and will have a Tenant B down the road. She went over the daily operations of Agri-Mark including hours of operation, number of employees and types of products produced. Ms. Ferro described the trucks onsite and the ways in which they will operate and circulate.

Tom Zajac with Hayner/Swanson, Inc. described the planned grading, earthwork, stormwater and sedimentation control. Mr. Zajac described the soils onsite and utilized the aerial map to describe the drainage, basins and various other features of the stormwater design. Mr. Zajac went over some of the Staff comments, stating that they are willing and able to address these comments. He

concluded that the suggestion of constructing a new sidewalk along the southerly side of Moody Road can be done with relatively little impact to the curbing and drainage along Moody Road.

Matthew Skelly, Fuss & O'Neill, Inc. addressed the Commission regarding traffic onsite. He provided the Commission with a traffic analysis report for a business like Agri-Mark and described how they came up with the traffic calculations. He stated that the sight lines and landscaping meet all DOT requirements.

Mr. Skelly stated that the volumes and the percentage of turns into the site are both low enough, that there are no turning lanes or widening of the road required according to CT DOT standards. He stated that they had submitted their application to OSTA already and everything will be monitored and up to their standards.

Ms. Ferro described the planned lighting onsite, which she stated would all be LED. She stated that they have run photometrics and are still tweaking them in order to keep the vernal pool dark. She stated that the LEDs will be quiet and dark sky compliant.

Ms. Ferro utilized architectural elevations to describe the building materials and heights of the buildings. She provided an overview of the building entrances and canopies, stating that the buildings will not be reflective.

Ms. Ferro went over the details of the landscaping and buffers in the plan. She described the buffers they plan to use, stating that they will be buffers both visually and for noise.

Motion: Commissioner Ladd made a motion, seconded by Commissioner DeGray to extend the meeting past 11:00 PM.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Commissioner Ladd asked if the refrigeration noise would be inside the building or outside, since they are noisy. Mr. Winstanley stated that 75% of the space is dry storage space and 25% is the freezer and dry cooler space. He stated that the refrigerated trailers back into the cooler dock and load into the building. Mr. Winstanley stated that there will be some noise but they are way underbuilding at this site.

Commissioner Szewczak asked if they considered that trucks may come from the other direction once Tenant 2 is added. Mr. Winstanley stated that he does not expect traffic to come from that direction, which Mr. Skelly confirmed. Ms. Ferro stated that the trucks want to get to the interstate as quickly as possible.

Commissioner Szewczak stated that a panel would create a lot of articulation in the front wall. Mr. Winstanley stated that they are utilizing striping rather than a recessed panel to achieve a similar effect. Ms. Ferro stated that color and the contrast between white and taupe does the job.

Chairman Nelson asked if trailers would be left with refrigeration units running all night. Mr. Winstanley stated that Agri-Mark is extremely environmentally sensitive.

Discussion took place as to how the Commission could possibly have a Public Meeting with Mr. Winstanley and his team.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Ladd, to continue SPR# 1826 until the next meeting.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

8-24 Referrals

- a. **PH# 2479** – 8-24 referral for recommendation to the PZC from Town Council regarding the adoption of First Settlers Row by the Town of Enfield (associated with the River Overlook subdivision off of Riverview Street).

Ms. Pacacha stated that the remaining lots have been sold and the Pappas family is looking to have the town adopt the roads.

Chairman Nelson asked if the storm drains had been vacuumed out, to which Ms. Whitten replied that everything had been done.

Motion: Commission Szewczak made a motion, seconded by Commissioner DeGray, to forward a favorable recommendation to the Town Council for the 8-24 referral.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. **PH# 2526** – 8-24 referral for recommendation to the PZC from Town Council regarding the adoption of Meetinghouse Lane and Rivercliffe Lane by the Town of Enfield (associated with the River Meadows subdivision off of Bridge Lane).

Motion: Commission Szewczak made a motion, seconded by Commissioner Ladd, to forward a favorable recommendation to the Town Council for the 8-24 referral.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Flood Permits

- a. **FLD# 40** – 55 Cottage Road – Application for a Permit for Development within the Special Flood Hazard Area to accommodate a proposed residential addition; Randy Daigle, owner/applicant; Map 80/Lot 178; R-33 Zone; Lake Overlay District.

Motion: Commission Szewczak made a motion, seconded by Commissioner Higley, to table FLD# 40.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Other Business

- a. General Discussion of Regulations and Procedures – Review of Request for Proposals for Plan of Conservation & Development and Zoning Regulation Updates

Ms. Whitten stated that it had been narrowed down to two consultants and Staff will let them know when a decision has been made.

Adjournment

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to adjourn.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,

Richard Szewczak, Secretary