

VOTES OF THE MEMBERS PURSUANT  
TO CGS, SECTION 1-255 (A)  
ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING - VIRTUAL  
THURSDAY, JULY 23, 2020 – 7:00PM

2020 JUL 24 PM 4:10  
RECEIVED  
ENFIELD TOWN CLERK

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**Call to Order & Pledge of Allegiance**

Chairman Nelson called the meeting to order at 7:03 PM.

**Roll Call**

Commissioner Szewczak took the roll and present were Commissioners Virginia Higley, Ken Nelson, Charles Ladd, Linda DeGray and Alternate Commissioner Vinnie Grillo. Absent were Commissioners Frank Alaimo, Mary Scutt, Richard Szewczak, 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 – July 9, 2020 Regular Meeting**

**Motion:** Commissioner Ladd made a motion, seconded by Commissioner DeGray, to approve the minutes of the July 9, 2020 Regular Meeting as amended. The motion passed with a 4-0-0 vote.

**Votes: 4-0-0**

**New Business**

**8-24 Referral(s)**

- a. 32 Church Street – 8-24 Referral from Town Council for Property Conveyance

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner Petronella, to forward a favorable recommendation to the Town Council for the conveyance of 32 Church Street. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

- b. 28 South River Street – 8-24 Referral from Town Council for Property Conveyance

**Motion:** Commissioner Alaimo made a motion, seconded by Commissioner DeGray, to forward a favorable recommendation to the Town Council for the conveyance of 28 South River Street. The motion passed with a 6-1-0 vote with Commissioner Szewczak voting against.

**Votes: 6-1-0**

**Site Plan Review**

- a. **SPR# 1829** – 10 Hazard Avenue – Site Plan approval application for a 6,300 square foot rear building addition to the former Walgreens space with minor site modifications to accommodate Burlington Coat Factory; Equity One (Northeast Portfolio) LLC., c/o Michael Lai, owner; Regency Centers, c/o Michael Lai, applicant; Map 56/Lot 22; Business Regional Zone.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve SPR# 1829 with the additional site condition to replace any missing and previously required plantings. The motion passed with a 7-0-0 roll call vote.

**Votes: 7-0-0**

- b. **SPR# 1830** – 74 Palomba Drive – Site Plan Review application to combine 3 units (Unit H, I, and J) into one restaurant area on the property known as 74 Palomba Drive. Dimitris Patestos, Applicant; Map 056/ Lot 0025; BR Zone.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to approve SPR# 1830. The motion passed with a 7-0-0 roll call vote.

**Votes: 7-0-0**

- c. **SPR# 1831** – 74 Palomba Drive – Site Plan Review application to create a permanent outside dining area on the property known as 74 Palomba Drive. Dimitris Patestos, Applicant; Map 056/ Lot 0025; BR Zone.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve SPR# 1831. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

**Administrative Approval Report**

- a. **SPR# 1834** – 10 Lego Way – Administrative Approval application to install a full height partition to create two tenant spaces on the property known as 10 Lego Way; Rock Ridge Realty LLC, Owner; Scott Grodsky, Applicant Representative; Map 075/ Lot 0104; I-1 Zone.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve SPR# 1834. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

- b. **SPR# 1832** – 83 Freshwater Boulevard- Site Plan Review application to install a new exterior concrete patio with a metal fence on the property known as 83 Freshwater Boulevard. Mercury Realty Company, Owner; Hot Table LLC, Applicant; John Devole, Applicant Representative; Map 056/Lot 0030; BL Zone.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve SPR# 1832. The motion passed with a 7-0-0 roll call vote.

**Votes:** 7-0-0

**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

**Note:** Next Regular Meeting is September 10, 2020.