

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING - VIRTUAL
THURSDAY, October 22, 2020 – 7:00PM

RECEIVED
ENFIELD TOWN CLERK
2020 OCT 23 PM 1:31

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, Charles Ladd and Alternate Commissioners John Petronella and Vinnie Grillo. Absent was Commissioner Mary Scutt.

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

Executive Session

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley, to move to the Executive Session. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray to come out of the Executive Session. Motion passed with a 7-0-0 votes.

Votes: 7-0-0

Chairman Nelson stated no motions were made during the Executive Session.

Roll Call

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

Chairman Nelson sat both Alternate Commissioners Grillo and Petronella.

Commissioner Ladd entered the meeting. Alternate Commissioner Petronella remained seated for absent Commissioner Scutt

Approval of Minutes – September 24, 2020 Regular Meeting

Motion: Commissioner Higley made a motion, seconded by Commissioner Alaimo, to approve the minutes of the September 24, 2020 Regular Meeting. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

New Public Hearings

- a. **PH# 2982** – 10 Duff Drive – Application of owner and applicant Brian Embacher for an Expansion of a Non-Conforming Building under Section 3.40.1 D by constructing a 12' x 22' garage located in the front yard setback at the property located at 10 Duff Drive; Map# 068 Lot# 0009; R33 zone.

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to close PH# 2982. 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 construction for PH# 2982 with 11 listed conditions. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. **PH# 2985** - 95 Raffia Road -- Application of Owner and applicant George Raffia & Sons, Inc. for Expansion of a Non- Conforming Use under Section 3.40.1 D by installing a non-conforming sign at property located at 95 Raffia Road in the BL zone Map# 067 Lot# 0424.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to close PH# 2985. 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# 2985 with 23 conditions. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- c. **PH# 2986** -Application of Michael J. Bonanno, Esq. representing applicant 359 Hazard Ave, LLC for a text amendment amending Section 8.70 to reduce the minimum lot size from 1 acre to .5 acres; to add language to enable the rehabilitation and/or adaptive reuse of existing buildings located within the Hazardville Design District; and to establish specific criteria to accomplish same.
TABLED

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Petronella, to continue the public hearing for PH# 2986. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

ADMINISTRATIVE APPROVAL

- a. **SPR# 1829.02** – Application of Regency Centers c/o Michael Lai representing owner Equity One (Northeast Portfolio) LLC for a modification to previously approved site plan to include an additional 425sf of building addition at 10 Hazard Avenue, Map 56. Lot 22 in the BR district (aka Burlington Coat Factory)

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to allow administrative approval for SPR# 1829.02. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. **SPR #1840** -Application of owner Anthony Troiano & Sons, Inc. for phase 2 site improvements inclusive of small mixing tanks , distribution lines renovated truck fueling facility located at 188 Moody Rd, in the I -1 zone

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to authorize administrative approval for SPR# 1840. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Adjournment

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

Votes: 7-0-0

Note: Next Regular Meeting is November 12, 2020.