

ENFIELD PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
**DRAFT MINUTES FOR COMMISSION CONSIDERATION**  
MONDAY, November 16, 2020 – 6:00 p.m.  
Virtual Meeting

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**Call to Order & Pledge of Allegiance**

Vice Chairman DeGray called the meeting to order at 6:01 PM.

**Roll Call**

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

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

Vice Chairman DeGray seated Alternate Commissioners Grillo and Petronella.

**New Business**

- a. Discussion with consultant Don Poland regarding zoning use tables, site plan review and special permit provisions.

Mr. Poland stated that the zoning regulations have not been updated since 2000, and that uses become outdated over time and vocabularies change. He stated that the Commission needs to look at uses in terms of if they are permitted and how they are permitted.

Mr. Poland stated that different abbreviations are being used in different sections of the regulations, so this needs to be cleaned up and made consistent. He stated that the regulations currently allow uses that are As of Right, Site Plan or Special Permit and described the differences between these. He added that accessory uses are also allowed.

Mr. Poland utilized a table to display uses by districts and described his past experiences which cause him to take the approach that he is taking. He stated that they need to think more carefully about how things are permitted.

Mr. Poland stated that any recommendations from the POCD will be incorporated into the regulations. He stated that the POCD is a land use plan for the community and the zoning regulations will implement the various uses according to the POCD.

Mr. Poland stated that a Special Permit should be retained for uses that pose a concern.

Mr. Poland went over the abbreviations used within the Table of Uses by Districts. He began going over the table from the top, asking the Commissioners to share their thoughts on Special Permits for various uses including accessory apartments. The Commission discussed accessory apartments and the situations under which a Special Permit is needed for accessory apartments.

Ms. Whitten reminded the Commission that there is a difference between an accessory apartment and an in-law apartment according to building codes. The Commission discussed the definition of an accessory apartment, with Mr. Poland concluding that he will look into it further.

Mr. Poland went on to ask the Commissioners to share their thoughts on Special Permits for agricultural activities and assisted living facilities. He explained that he is trying to get a feel for where the Commissioners are on specific provisions and is not expecting any decisions to be made tonight. Commissioner Szewczak pointed out that certain agricultural uses cause odors and therefore need to be controlled.

Mr. Poland asked why a Special Permit is required for assisted living facilities, to which Commissioner Higley replied that they need to make sure it is a safe and adequate area for people who need assisted living. Commissioner Szewczak stated that people want privacy and do not want to see a certain density in a residential area.

Mr. Poland stated that going through use by use would take hours, and asked the Commission to consider whether there are any uses allowed in residential zones that they can see themselves allowing As of Right rather than Special Permit. Commissioner Higley stated that she is satisfied with the uses as they are now.

Commissioner DeGray stated that times have changed and the renting of rooms to no more than two guests may pertain to Air B&Bs. Mr. Poland stated that an Air B&B is a new use that has come into popularity since the last time the regulations were updated. Commissioner DeGray stated that Air B&Bs change the dynamic of a residential area.

Mr. Poland pointed out that the regulations include a specific definition for assisted living facilities and asked why the Commission requires a Special Permit rather than a Site Plan. Commissioner Higley stated that the neighbors want to have a say in it, which is not possible when there is a Site Plan. Mr. Poland asked why the Commissioners subject themselves to angry neighbors if they have already determined that a use makes sense in a certain zone, when it could just be a Site Plan Review rather than a Public Hearing. Commissioner Szewczak explained that the Commission has an obligation to the people. Mr. Poland explained that the Commission needs to consider when a Special Permit best serves all involved and when it may possibly be excessive.

Discussion took place regarding Special Permits in residential zones. Mr. Poland stated that he will work on clearer definitions and take a closer look at Air B&Bs and renting to two or more guests.

Discussion took place regarding Special Permits for various uses within Commercial districts. Mr. Poland stated that the more the Commission can accept Site Plan over Special Permit, the better they will be from a development standpoint.

Discussion took place regarding the difference between Commercial Recreational and Amusement Machines. Mr. Poland suggested that they need to look at what Amusement Machines means and possibly add a provision for Commercial Recreational.

Mr. Poland asked why Animal Hospitals, Kennels and Veterinary Offices are limited to BG and BP, to which Commissioner DeGray replied that it could be due to noise. Ms. Pacacha stated that it would be helpful to separate Kennels from Animal Hospitals, to which Mr. Poland agreed.

Commissioner Petronella stated that he would like to hear Mr. Poland's recommendations regarding changing some of the Special Permit requirements to Site Plan. Mr. Poland stated that he wants to get a good feel for how the Commissioners feel so he can come back before the Commission with recommended changes.

Commissioner Alaimo stated that he would like to know which parts of town have zoning that can be changed in order to introduce new uses that did not previously make sense there.

Mr. Poland went on to ask why the Commission wants a Special Permit for Business-Residential Mixed Use. Commissioner Ladd stated that this started with the last POCD, which talked about putting housing above the mall. Ms. Pacacha added that Staff was getting a lot of requests for mixed use Business-Residential on Enfield Street. Commissioner Szewczak stated that they need a more detailed definition of Business-Residential Mixed Use.

Mr. Poland stated that he will come up with what he thinks are good residential use regulations and come back to the Commission. He stated that he will pay close attention to the various zoning districts.

Commissioner Alaimo went over his questions for Mr. Poland including the zoning of the river access areas, the connection of Thompsonville to the mall area, and various areas in town that require zoning review. Commissioner Alaimo added that they should look into ways to promote and sell Enfield, to which Ms. Whitten replied that Economic Development works on this.

Commissioner Szewczak stated that he would like to see the elimination of the many non-conforming residential areas in town.

Commissioner Alaimo stated that the POCD never really becomes part of the zoning regulations and asked what kind of teeth the document actually has. Mr. Poland stated that the POCD is advisory and the Commission needs to consider the POCD recommendations but does not have to actually follow it. He explained that the POCD is going to make land use recommendations which they will try to incorporate into the zoning regulations.

### **New Public Hearings**

- a. **PH# 2989** – 21 Manning Rd – Special Permit and Site Plan Review application for the change of use from manufacturing and distribution to storage, processing and distribution of agricultural products; Enfield Enterprise, Owner; Enrique M. Padilla, Applicant; Map 34 / Lot 13; I-1 Zone.

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

Enrique Padilla, 271 Southeast Second Avenue, Miami, Florida addressed the Commission along with Pablo Suaya, CFO of EP Garlic Corp, 18800 Northeast 29<sup>th</sup> Avenue, Suite 514, Aventura Florida.

Mr. Suaya explained how they plan to process garlic. He stated that they would like to move from Florida to Connecticut as their main clients are in the northeast.

Commissioner DeGray asked for information about the air purifier that will be used. Mr. Padilla stated that the inside is insulated and the garlic odor will not be detectable outside of the warehouse. He stated that the FDA will inspect the warehouse.

Commissioner Szewczak asked if local farmers or suppliers can be used to supplement the applicant's products. Mr. Padilla stated that they may add some vegetables in addition to garlic in the future.

Commissioner Alaimo asked if the FDA will oversee the operations, to which Mr. Padilla replied that they will.

Commissioner Higley asked what is done with the garlic peels after the garlic is processed. Mr. Suaya stated that there is a vacuum that catches the outside portion of the garlic, which is then destroyed. He stated that the FDA has a lot of processing requirements that they have to follow.

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

Ms. Pacacha stated that they were advised not to act on this tonight due to an error on the Agenda.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Grillo, to continue PH# 2989 to a Special Meeting on November 30, 2020 at 6:00 pm.

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

**Votes: 7-0-0**

### **Adjournment**

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

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

**Votes: 7-0-0**

Prepared by: Elizabeth Bouley

Respectfully Submitted,

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Richard Szewczak, Secretary