

VOTES OF THE MEMBERS PURSUANT  
TO CGS, SECTION 1-255 (A)  
ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING - VIRTUAL  
THURSDAY, MARCH 11, 2021 – 7:00PM

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**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 Frank Alaimo, Ken Nelson, Linda DeGray, Virginia Higley, and Alternate Commissioners Vinnie Grillo and John Petronella. Absent was Commissioners Mary Scutt.

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

Chairman Nelson seated Alternate Commissioners Grillo and Petronella.

**Approval of Minutes –**

- a. February 25, 2020 – Regular Meeting

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the February 25, 2021 Regular Meeting with Commissioner Szewczak abstaining.

**Votes: 6-0-1**

**Continued Public Hearings**

- a. **PH# 2993** – 0 Elm Street – Zone Change application from Business Regional Zone to Business General Zone in order to allow a car wash to be located between Hannoush & the Mobil gas station in front of the Enfield Square Mall; NEC Ventures II, LLC., applicant; Enfield Square Realty, LLC., Enfield CH LLC., & Enfield Nassim, LLC., owners. (DoR: 2/25/2021; MCPH: 4/1/2021)

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to close the Public Hearing. The motion passed with a 7-0-0 votes.

**Votes: 7-0-0**

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to approve PH# 2993. The motion failed with a 0-7-0 vote.

**Votes: 0-7-0**

### **New Public Hearings**

- a. **PH# 2991** – 95 Elm Street – Special Permit and Site Plan Review application for a permanent outdoor dining patio associated with Chicago Sam’s; KIOP Enfield LP, owner; Phil Frogameni, applicant; Map 43/Lot 1; BR Zone. (DoR: 1/14/2021; MOPH: 3/27/2021)

**Motion:** Commissioner Alaimo made a motion, seconded by Commissioner Higley, to table PH# 2991 to March 11, 2021 Regular Meeting. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

- b. **PH# 2996** – 9 Overhill Drive – Special Permit and Site Plan Review application for the expansion of a non-conforming structure to accommodate a breezeway and garage addition; Peter Martyn, owner/applicant; Map 54/Lot 33; R-33 Zone. (DoR: 3/11/2021; MOPH: 5/15/2021)

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to close the Public Hearing. The motion passed with a 7-0-0 votes.

**Votes: 7-0-0**

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2996. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

### **Old Business**

### **New Business**

- a. **SPR# 1849** – 604 Enfield Street – Site Plan Review application for exterior modifications to accommodate a new bay door associated with Namco Pools; Enfield Retail Properties, LLC., owner; Industrial Development Group, LLC., applicant; Richard Maloney, Applicant Representative; Map 32/Lot 7’ BL Zone. (DoR: 2/25/2021; MAD: 4/24/2021)

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve SPR# 1849 with 17 conditions. The motion passed with a 5-2-0 vote with Commissioners DeGray and Nelson voting against.

**Votes: 5-2-0**

### **Other Business**

### **Extension Request(s)**

- b. **PH# 2836** – 144 & 146 South Road – Tarnow Nursery & Garden Center Special Permit was approved in 2016 and the deadline to complete work is May 5, 2021. Extension Request is for five more years to complete the project to May 5, 2026.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve a one year extension for PH# 2836. The motion passed with a 7-0-0 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 March 25, 2021.