

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING - VIRTUAL
THURSDAY, MARCH 25, 2021 – 7:00PM

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, John Petronella, and Alternate Commissioner 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.

Chairman Nelson seated Alternate Commissioner Grillo

Approval of Minutes –

- a. March 11, 2021– Regular Meeting

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the March 11, 2021 Regular Meeting as amended. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Continued 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; MCPH: 4/15/2021)

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, 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 Commissioner Alaimo, to approve PH# 2991 according to the revised drawing dated 3/19/21. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

New Public Hearings

- a. **PH# 2994** – Text Amendment application to Section 6.20.1 Footnote 7 to allow Private Farmers Markers in Industrial zones; KBRC Realty LLC, applicant.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley, to continue PH# 2994 to the April 8, 2021 Regular Meeting. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. **PH# 2999** – 284 North Maple Street – Special Permit & Site Plan Review Application for a permanent outdoor dining area associated with Buona Vita restaurant; Kelly Miller – Two Gees LLC – Buona Vita, applicant; Agean Properties, LLC., owner; Map 80/Lot 203; BL Zone. (DoR: 3/25/2021; MOPH: 5/29/2021)

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, 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 Commissioner DeGray, to approve PH# 2999. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- c. **PH# 2997** – 556 Hazard Avenue – Special Permit & Site Plan Review application for the expansion of a non-conforming use (auto repair garage) to accommodate a second tenant to repair small engines; Richard Polek & Peter Simlick, owners/applicants; Map 110/Lot 349; BL Zone. (DoR: 3/11/2021; MOPH: 5/15/2021)

Motion: Commissioner Szewczak made a motion, seconded by commissioner Highly to hear XZA# 21-01 before PH# 2997. The motion passed with a 6-0-0 vote, with Commissioner DeGray recusing herself.

Votes: 6-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Grillo, to close the Public Hearing. The motion passed with a 6-0-0 vote with Commissioner DeGray recusing herself.

Votes: 6-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Petronella to approve PH# 2997 with 27 conditions. The motion passed with a 6-0-0 vote with Commissioner DeGray recusing herself.

Votes: 6-0-0

- d. **XZA# 21-01** – Text Amendment application to Section 4.80 to allow an increase in lot coverage for smaller properties located within the Lake Overlay District; Town of Enfield, applicant.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, 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 Commissioner Grillo, to approve XZA# 21-01. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Old Business

New Business

Other Business

8-24 Referrals

- a. 8-24 Referral Request – 558 Enfield Street (Lafayette Park) – Proposed replacement basketball court.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to forward a favorable recommendation to the Town Council for the replacement of basketball hoops at 558 Enfield St. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. 8-24 Referral Request – 1010 Enfield Street (Alcorn School) – Proposed new basketball court

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to forward a favorable recommendation to the Town Council for a new basketball court at 1010 Enfield St. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- c. 8-24 Referral Request – 124 North Maple Street (Enfield Annex) – Proposed Butler Building in north parking lot

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Alaimo, to forward a favorable recommendation to the Town Council for a butler building to be located in the north parking lot for 124 North Maple St. 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 April 8, 2021.