

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES

Thursday, April 22, 2021 – 7:00 p.m.
Virtual Meeting

Call to Order & Pledge of Allegiance

Chairman Nelson called the meeting to order at 7:04 PM.

Roll Call

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

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

Approval of Minutes

- a. April 8, 2021 – Regular Meeting

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the April 8, 2021 Regular Meeting.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Public Participation

Chairman Nelson asked three times if anyone in the public would like to speak; no one came forward.

New Public Hearings

- a. **PH# 3001** – 40 Edgewood Drive – Special Permit & Site Plan Review application to allow the expansion of a non-conforming structure to accommodate a breezeway and garage addition; Rachel Boulette and Daniel Cezus, owners/applicants; Map 53/Lot 519; R-33 Zone. (DoR: 4/8/2021; MOPH: 6/12/2021).

Ms. Pacacha stated that this application needs to go to the Wetlands Commission first.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to table PH# 3001 until the next meeting on May 13, 2021.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

- b. **PH# 2995** - Text Amendment Application to Table 5.10 to allow buildings larger than 5,000 square feet in Business Districts, and Section 5.70.3 to allow Child Day Care

Facilities within the Limited Office Zone; Winston Properties, LLC., applicant. (DoR: 2/25/2021; MOPH: 5/1/2021)

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

Timothy Coon addressed the Commission as a representative for Winston Properties, LLC. He stated that the property is currently zoned Limited Office and child daycare facilities are not allowed in this zone. Mr. Coon described the location of the parcel and went over the surrounding properties and businesses. Mr. Coon stated that there was a preliminary ART back in November at which it was suggested that they seek a text amendment.

Mr. Coon stated that the proposed use is appropriate for this neighborhood and that requiring a Special Permit allows the Commission to ensure that allowing a child daycare facility is consistent with the intent of the area.

Mr. Coon stated that in addition to allowing child daycare facilities, they are also requesting an amendment to bulk requirements to increase the maximum allowable building size in the Limited Office zone. He stated that they are proposing a category to allow a building size of up to 10,000 square feet (SF) for lots that have more than 300 feet of frontage in an area in excess of two acres.

Mr. Coon stated that they are also proposing a text change to allow the business hours of child daycare facilities in the Limited Office zone to be limited to 6:30 am to 6:30 pm rather than the currently allowed hours of 8 am to 8 pm. He stated that people need to get their kids to the daycare prior to work, so the change in hours is necessary for this type of business. Mr. Coon stated that the Limited Office zone is limited to along state highways where there is heavy traffic, so the earlier hours will not increase traffic or noise. He concluded that the text change is consistent with the intent of the zone.

Commissioner Szewczak stated that the motion in the packet should be amended to limit the size in accordance with the Russo letter from February 24, 2021.

Commissioner Higley stated that this use is a good fit for the area. She stated that the hours can be changed via Special Permit and she is concerned with changing the hours in the text change. Mr. Coon stated that the proposed text amendment is only to change the hours for child daycare facilities rather than all uses within the zone.

Chairman Nelson stated that he is concerned there are three different things going on in this application that do not have anything to do with each other. He asked if they should be broken into different Public Hearings. Ms. Whitten stated that it is all relative to the Limited Office zone.

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

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to close the Public Hearing.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2995 as amended.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

- c. **PH# 3002** – 359 Hazard Avenue – Planned Design Special Permit application with a site plan review to convert a currently vacant building/property into a mixed-use building containing business offices and residential apartments within the Hazardville Design District; 359 Hazard Avenue, LLC., owner/applicant; Map 92/Lot 1; HV-33 Zone; Hazardville Design District; Limited Office Overlay Zone. (DoR: 4/9/2021; MOPH: 6/12/2021)

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

Mike Bonanno of Tavano, McCuin & Bonanno, LLC addressed the Commission. Mr. Bonanno provided the Commission with a description of the property and the proposed project. He stated that this new proposal is to adapt the building and re-use it for businesses on the lower level and residential apartments on the first and second floors. He stated that if approved, the applicant will apply for historic tax credits which will ensure that the building will be rehabilitated in accordance with very strict standards.

Frank Vacca of BSC Group in Glastonbury shared a presentation of the proposed project. He utilized photographs of the area to show the location of the building as well as the retaining wall onsite.

Mr. Vacca went over the erosion & sedimentation plan for the site and pointed out areas of pavement and sidewalks on the proposed plan. He stated that they are proposing three additional street trees and pointed out on the plans where the handicapped parking will be located. Mr. Vacca went over the applicable zoning regulations including lot area, lot coverage, density and parking and stated that the project is in compliance with the zoning regulations.

Mr. Vacca described the proposed exterior lighting plan, stating that all of the lights are dimmable. He pointed out the location of the proposed sign and stated that the minimum landscaping requirements had all been met.

Mr. Vacca provided a summary of the Department comments he had received and explained how they were all addressed.

Chairman Nelson asked for clarification on the number of handicap spots on the proposed plan. Mr. Vacca stated that there is one handicap spot with a loading area, per Connecticut building code.

Commissioner Szewczak asked if the catch basin is staying and if the sheet flow will go toward it. Mr. Vacca stated that the catch basin is staying and the existing grading will be maintained to drain to the catch basin.

Commissioner Szewczak asked if the catch basin needs to be improved since it was installed many years ago. Mr. Vacca stated that the catch basin top will be replaced, and they will suck out any sediment in the pump and make sure the basin is satisfactory at that time. He went on to state that the Engineering Department had no concerns with the basin itself but if any issues arise with it they can be addressed. Commissioner Szewczak stated that the basin needs to be investigated to ensure that it is working properly. Mr. Vacca suggested that they propose this as a condition of approval, to which Mr. Szewczak agreed.

Chairman Nelson asked where the reduction of water hitting the storm drain is shown. Mr. Vacca stated that when paved areas are reduced and replaced with planted areas, there is inherently a reduction in the peak flow off of the site. He pointed out the areas of reduction of bituminous coverage on the map, stating that in total they are reducing the impervious coverage by .05 acres or 2,100 SF.

Chairman Nelson stated that it seems like a large parking lot for one storm drain, but if they are going to make it a condition of approval he is fine with it.

Chairman Nelson asked if anyone in the public would like to speak in favor or against the application.

Sharon Sedic, 7 Haynes Street, addressed the Commission. She stated that she is concerned with putting apartments in this area as they are a single family district. She stated that there will be a lot of noise and there is already limited green space. Ms. Sedic stated that twenty trees have already been removed. After some discussion, it was discovered that Ms. Sedic was talking about 612 Hazard Avenue, which was not on the agenda for this meeting.

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

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to close the Public Hearing.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 3002 as amended.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Other Business

Commissioner Szewczak stated that there was no Town Attorney report today, but there was supposed to be some discussions regarding the Liqueore situation on the North Street property. He stated that he received a call from a citizen who saw a truck full of materials drive onto the site and dump the materials. Commissioner Szewczak asked if the scheduled follow-up status conference was held on April 9 and if the Cease & Desist (C&D) had been lifted. Ms. Whitten stated that they do have permission to come in and dump dirt and materials for the farming of tobacco. She stated that the C&D has not been lifted. Commissioner Szewczak stated that from his understanding the material that had been dumped was not clean soil.

Chairman Nelson asked if they can set up an Executive Session with the Town Attorney at the next meeting to discuss this, to which Ms. Whitten replied that they can try.

Correspondence

Ms. Pacacha stated that they had a Plan of Conservation & Development (POCD) Steering Committee meeting yesterday and have another one next week that is a public forum. Chairman Nelson thanked Staff for putting together the POCD Steering Committee.

Director of Development Services Report

Ms. Whitten stated that the POCD is moving forward and the TIF was amended so they now have a little over \$300,000. She stated that new Assistant Town Planner is doing well.

Commissioner Szewczak asked if a PZC representative should join the TIF Committee, to which Chairman Nelson replied that they already appointed Commissioner Alaimo.

Ms. Whitten stated that they are trying to get people to donate to the community gardens.

Commissioner Alaimo asked if meetings will be in person after May 19, to which Ms. Whitten replied that they should be back in person in June, but it depends on Executive orders.

Administrative Approval Report

Ms. Pacacha went over the following administrative approvals:

- a. **SPR# 1851** – 165 Elm Street – Proposed propane exchange; American Eagle Property Management and Investments LLC., owner; Bemers/GreenBee and T&D Food Store, applicants; Map 57/Lot 200; R-33 Zone.
- b. **SPR# 1852** – 240 Brainard Road – Proposed propane exchange; K Brothers, LLC., owner; Bemers/GreenBee and Sam’s Food, applicants; Map 62/Lot 13; R-33 Zone.

- c. **SPR# 1856** – 14 Cranbrook Boulevard – Proposed parking lot lights; Abdelaziz Youssef, owner/applicant; Map 56/Lot 33; BL Zone.
- d. **ZP# 2021-15** – 11 Enfield Street – Proposed Smoke Shop in the former Angie’s Stateline liquor store; Iyad Jamal, owner/applicant; Map 35/Lot 180; BI Zone.
- e. **ZP# 2021-20** – 139 Hazard Avenue – Proposed Medical Office in the Enfield Professional Park; Dennis Letourneau, owner; Katherine Bouley, applicant; Map 65/Lot 76; BP Zone.
- f. **ZP# 2021-23** – 95 High Street – Proposed convenience store located in Molina’s Plaza; Molina’s Plaza, LLC., owner; Marco Antonio Leon-Sanchez, applicant; Map 25/Lot 6; TD-5 Zone.
- g. **ZP# 2021-24** – 74 Palomba Drive – Proposed canopy over a previously approved outdoor dining patio associated with the new restaurant; Dimitrios Patetsos, owner/applicant; Map 56/Lot 25; BL Zone.

Commissioner Alaimo asked if the restaurant opening soon is Anthony’s Restaurant, to which Ms. Pacacha replied that it is.

Applications to be Received

Ms. Pacacha went over the following applications to be received:

- a. **PH# 2998** – 654 Enfield Street – Special Permit & Site Plan review to allow an accessory structure over 600 square feet in accordance with Section 3.30.7; Michael Panella, owner/applicant; Map 32/Lot 6; BL Zone. (DoR: 3/11/2021; MOPH: 5/15/2021)
- b. **PH# 3003** – 612 Hazard Avenue – Zone Change application to change the zone of the former Blair Manor property from Residential-44 to Special Development District (SDD) to allow for redevelopment; Meadow Manor, LLC., owner/applicant; Map 110/Lot 343; R-44 Zone. (DoR: 04/22/2021; MOPH: 6/26/2021)
- c. **PH# 3004** – 9 North Main Street – Special Permit & Site Plan Review application for a proposed church; Sachi Corporation - Dayal Patel & Pritam Patel, owners; David Arce, applicant; Map 24/Lot 59; TD-5 Zone. (DoR: 04/22/2021; MOPH: 6/26/2021)
- d. **SPR# 1858** – 612 Hazard Avenue – Site Plan Review application for adaptive reuse within an SDD Zone to allow for a 43-unit apartment complex in the former Blair Manor facility; Meadow Manor, LLC., owner/applicant; Map 110/Lot343; Current Zone: R-44, Pending Zone Change: SDD. (DoR: 04/22/2021; MAD: 6/26/2021)

Ms. Pacacha stated that they had received the Special Permit application for Popeye’s to go next to Outback Steakhouse.

Discussion took place regarding which items will be on the agenda for the next meeting. Commissioner Szewczak stated that he is not in favor of having a text amendment and an application in the same meeting. Ms. Pacacha explained that it is not a text amendment change but rather a zone change from R-44 to Special Development District. Commissioner Szewczak stated that he still does not want them in the same meeting, to which Chairman Nelson agreed.

Additional discussion took place regarding which items to include on the agenda at the next meeting.

Opportunities/Unresolved Issues

- a. Discussion – Combining Planning & Zoning Commission and the Inland Wetlands & Watercourses Agency

Ms. Whitten stated that she has not heard anything about this. Chairman Nelson stated that he talked to the mayor and now is not the right time to open this can of worms.

Motion: Commissioner DeGray made a motion, seconded by Commissioner Szewczak, to take this item off of the agenda.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Chairman Nelson stated that they are short members on the PZC and IWWA, and suggested people apply.

Adjournment

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

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,

Richard Szewczak, Secretary