

ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
**MINUTES**

Thursday, May 27, 2021 – 7:00 p.m.  
ENFIELD TOWN HALL - COUNCIL CHAMBERS  
820 ENFIELD STREET - ENFIELD, CT

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**Call to Order & Pledge of Allegiance**

Chairman Nelson called the meeting to order at 7:00 PM.

**Roll Call**

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

Also present was Jennifer Pacacha, Assistant Town Planner and Georgienna Driver, Assistant Town Planner.

**Approval of Minutes**

- a. April 15, 2021 – Special Meeting

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the April 15, 2021 Special Meeting.

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

**Votes: 6-0-0**

- b. May 13, 2021 - Regular Meeting

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the May 13, 2021 Regular Meeting.

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

**Votes: 6-0-0**

Chairman Nelson seated Alternate Commissioners Correia and Grillo.

**Public Participation**

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

**New Public Hearings**

- a. **PH# 3005** – 89 Enfield Street – Application to modify a previously approved Special Permit to remove a condition of approval; 89 Enfield Realty, LLC., owner; Thomas Murphy, applicant; Map 35/Lot 218; BL Zone.

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

Thomas Murphy stated that they are starting a brand new restaurant called Celtic Table & Tap. He stated that he also owns Murphy's Pub in Agawam and they plan to do something similar. He went over the changes he would like to see to the Special Permit, stating that they are looking to put in a square bar and change the hours of operation. He stated that the capacity of the building and patio will not change.

Chairman Nelson asked what the current hours of operation are, to which Mr. Murphy replied that it is until 11:00 PM. He stated that they would like to stay open Sunday through Wednesday until midnight, Thursday until 1:00 AM and Friday/Saturday until 2:00 AM.

Chairman Nelson asked why the Commission is involved with the interior renovations of this facility and why there are restrictions on the hours. Ms. Pacacha stated that they were all in the conditions of approval for the Special Permit. She stated that those conditions should not be there and she is not even sure they are enforceable.

Chairman Nelson stated that the Commission should not have authority over the interior renovations or the hours of operation.

Commissioner Higley stated that the original approval had television monitors outside including one on the front of the building where the stop sign is. She stated that this was a violation and is a safety issue since it is right by a street light. Mr. Murphy stated that if they were to use the television it would only be for marketing. Chairman Nelson stated that they do not allow moving signs. Mr. Murphy stated that they were thinking of moving that sign anyway, to which Chairman Nelson replied that he can still use it as long as the sign does not change during the same night. Chairman Nelson stated that they should make it a condition of approval to have no moving or flashing signage.

Commissioner Grillo asked if there will be live music like there is at Murphy's. Mr. Murphy stated that they may but it will be acoustic. Commissioner Grillo asked if it would be indoors or outdoors. Mr. Murphy stated that it would be acoustic music inside, but if he does any music outdoors it would only be for happy hour.

Chairman Nelson stated that there are several residential homes near the property so outdoor live music hours should be limited. Mr. Murphy stated that he is not sure the patio will be big enough and he is fine with having all live music indoors.

Commissioner DeGray asked when the restaurant will be opening, to which Mr. Murphy replied that he would love to open in the fall.

Commissioner Alaimo asked which conditions they will strike. Ms. Pacacha went over the conditions that Staff recommends they remove as well as the conditions that should be added for the

outdoor patio, the addition of the bar to the outside, no moving/flashing signage and no outdoor entertainment on the patio.

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

**Motion:** Commissioner Higley 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 Higley made a motion, seconded by Commissioner DeGray, to approve PH# 3005 as amended.

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

**Votes: 6-0-0**

- b. **XZA# 21-05** – Text Amendment to Section 4.20.1 Footnote 14 to allow bedrooms in basements as long as the requirements of the Building Code are met; Town of Enfield, applicant.

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

Ms. Pacacha stated that this request started with Zoning Enforcement Officer (ZEO) Ricardo Rachele. She stated that bedrooms are not currently allowed in basements and Mr. Rachele suggested adding a footnote to the regulations that would allow bedrooms in basements as long as the requirements of the building codes are met. Ms. Pacacha stated that it went to the Capitol Region Council of Governments (CRCOG) and they have no issues with the proposed language.

Chairman Nelson stated that this is long overdue in Enfield as it is a safety issue.

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

**Motion:** Commissioner Higley 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 Higley made a motion, seconded by Commissioner DeGray, to approve XZA# 21-05.

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

**Votes: 6-0-0**

**New Business**

- a. **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/Lot 343; SDD Zone.

Peter Alter from Alter & Pearson addressed the Commission along with Dana Steele of JR Russo & Associates. Mr. Alter stated that the Inland Wetlands & Watercourses Agency (IWWA) determined that no Wetlands Permit will be required and submitted a letter to that effect into the record.

Mr. Alter stated that they are planning to adaptively reuse the former Blair Manor nursing home to a 43-unit apartment complex. He stated that there are no proposed additions or changes to the footprint of the building. Mr. Alter went over the history of Blair Manor, stating that the building has been vacant and deteriorating for several years.

Mr. Alter stated that the regulation requires the application to be compatible with the Plan of Conservation & Development (POCD). He stated that the POCD is advisory and went on to point out sections in the POCD that relate to this project. Mr. Alter stated that they are proposing to rehabilitate the building and they meet all of the requirements of the Special Design District (SDD). He stated that this is an opportunity to take a building that is otherwise going to deteriorate and put it to use in accordance with the POCD.

Mr. Alter provided the Commission with various reasons this building will not work as a mixed use development. He stated that there is a substantial market for one and two-bedroom apartments.

Mr. Alter stated that it is up to the Commission to determine whether the proposed density is appropriate. He stated that the application meets all zoning requirements.

Mr. Alter presented photographs of some projects that his client already owns and manages in Connecticut.

Mr. Alter stated that each unit will have its own laundry, parking spaces and entrance from the outside. He stated that the rooftop mechanical units will not be visible to the public.

Mr. Steele went over the site plan for the proposed project. He stated that the area is a mixture of business and residential, which makes this project a good fit for the area.

Mr. Steele stated that the developable acreage on the property is 7.65 and explained how this figure was calculated. He stated that the SDD regulation only says the density shall be determined by the Commission. He went over the calculations for other densities in the area, stating that the proposed project is at the low end with regard to density.

Mr. Steele presented the site plan to the Commission. He went over the existing conditions onsite and the various reasons that a mixed use development will not work for this building.

Chairman Nelson asked how high the existing ceilings are as there are zero measurements on any of the plans. He stated that the square footage on the units seems very low.

Chairman Nelson stated that the center of the building was never residential and was where the nurses station and cafeteria were located. Mr. Steele stated that the center has higher ceilings than the rest of the building but there is no vertical separation between it and the other wings. Mr. Steele concluded that it still does not lend itself to a commercial use, but they are proposing some of that as a shared area with congregating uses proposed such as a gym. Chairman Nelson pointed out that a gym is a commercial facility, to which Mr. Steele replied that a commercial gym would be much larger.

Chairman Nelson asked where they came up with the square footage of the units and how that meets the regulations. Mr. Alter stated that the SDD zone does not have any specificity for the size of the units, so they elected to have a range of unit sizes. Chairman Nelson stated that the square footages do not work and commercial space is part of the POCD.

Mr. Alter stated that a commercial space is going to be designed for the people who live there. He asked what an appropriate commercial use would be for this building. Chairman Nelson stated that they could open the gym up to the public, to which Mr. Alter replied that it is too small. Chairman Nelson stated that they have no numbers on the plans to be able to determine this.

Mr. Steele pointed out the flood zone and aquifer protection area, stating that the project contains no impacts to these areas. He pointed out monitoring wells on the site plan that had been installed years ago due to a gasoline spill across the street. Mr. Steele stated that the wells were installed at the time to investigate whether the plume was impacting the nursing home. He concluded that the plume is still there but it will not impact the proposed use and the proposed use will not impact the plume.

Chairman Nelson asked what the heat source is for the building, to which Mr. Steele replied that it is gas.

Mr. Steele pointed out the proposed sidewalks and parking for the site. He stated that trash is currently being picked up at the loading dock area, and pointed out the three areas for proposed trash pickup on the plan.

Mr. Steele went over the utility plan for the site and pointed out the proposed catch basins and new infiltration basin. He stated that the Police Department requested a stop sign, which they will add to the site plan.

Scott Hesketh from F.A. Hesketh & Associates, Inc. addressed the Commission to present his traffic report. He stated that any mixed use development on this parcel would likely have a higher trip generation potential than the use that is proposed. He concluded that the proposed use has the same or similar impacts to the former development and a lesser impact than any other use that may be proposed for the property.

Mr. Steele went over the proposed site lighting utilizing a photometric plan. He went on to provide an overview of the proposed landscaping plan for the site.

Mr. Steele pointed out on the layout plan the areas that are available for snow storage.

Mr. Alter displayed a photograph of the building, stating that they will still want to maintain a mix of different sized units. He stated that they think they can turn this building into something the community will be proud of.

Chairman Nelson stated that there are ways that they can work commercial use into the plan without destroying the plan. He stated that the Commission required the same of the old Hazardville School and he is certain they can make it work.

Commissioner Higley requested measurements on the next set of plans.

Ms. Pacacha stated that the Hazardville School fell under the plan design special permit regulations for the Hazardville Design Overlay District. She stated that they had proposed a change to the regulations which the Commission adopted. Ms. Pacacha stated that there are only a couple of other SDD districts in town, one of which is Bigelow Commons. She concluded that Bigelow Commons is a more appropriate comparison to this project. Chairman Nelson stated that he does not believe they have 500 SF apartments at Bigelow, and pointed out that there are commercial uses there.

Mr. Steele stated that the whole concept of adaptive reuse is that you work with the building you have, including interior walls.

Ms. Driver stated that the minimum for one bedrooms in the multifamily housing district is 900 SF and the maximum is 1,200 SF. She stated that the minimum for two bedrooms is 1,100 SF and the maximum is 1,700 SF. Ms. Driver went on to state that the large flexible residential housing square footage has studio efficiencies as 600 SF, one bedroom as 700 SF and two bedroom as 900 SF. Discussion took place regarding allowable square footages for various districts.

Commissioner Alaimo stated that he would like to see some enhanced amenities on the outside such as walking trails, basketball and picnic areas. Discussion took place regarding various amenities that can be added to the project.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner DeGray, to continue SPR# 1858 until the June 10, 2021 meeting

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

**Votes: 6-0-0**

- b. **SPR# 1862** – 559 Hazard Avenue – Site Plan Review application for façade improvements within the Scitico Design Overlay District; CH Realty VIII CG CT Atlantis, LLC., owner; Pablo De Miguel Iglesias, applicant; Map 110/Lot 13; BL Zone; Scitico Design Overlay District.

Tina Letourneau, 559 Hazard Avenue, stated that she is the store manager. She stated that they want to apply new lap siding over the existing brick façade. Ms. Letourneau described the material being used and submitted photos to the Commission.

Commissioner DeGray asked what they will be putting there, to which Ms. Letourneau replied that it will be a gas station/convenience store.

Chairman Nelson stated that there is no expansion and no rooftop units are being added, which Ms. Letourneau confirmed.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner DeGray, to approve SPR# 1862.

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

**Votes: 6-0-0**

**Other Business**

**8-24 Referral(s)**

- a. **820 Enfield Street** – Higgins Park – 8-24 Referral for improvements to Town property for a proposed basketball court, playground, and walking trails.

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to forward a positive referral to the Town Council for a proposed basketball court, playground, and walking trails at Higgins Park.

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

**Votes: 6-0-0**

- b. **165 Weymouth Road** – Edgar H. Parkman School – 8-24 Referral for improvements to Town property for a proposed splash pad.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner DeGray, to forward a positive approval to the Town Council for a proposed splash pad at Edgar H. Parkman School.

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

**Votes: 6-0-0**

### **Commissioner's Correspondence**

Chairman Nelson welcomed Nelson Correia as a new Alternate Commissioner.

### **Administrative Approval Report**

- a. **ZP# 2021-43** – 786 Enfield Street – Polish Food Market & Deli

Ms. Pacacha stated that they received a zoning permit for a Polish Food Market & Deli at 786 Enfield Street. She stated that Staff would also like to add two additional administrative approvals with permission from the Commission. Ms. Pacacha stated that New Day Church at 1551 King Street wants to add a patio outside with fire pits. She stated that there is also a massage therapist who would like to open a business at 150 Hazard Avenue.

### **Applications to be Received**

- a. **PH# 3009** – 11 Pearl Street – Special Permit & Site Plan Review application for the reuse of the former Thompsonville Fire Department building as a mixed-use residential and commercial beer/wine tap room with outdoor seating; Map 24/Lot 65; TD-5 Zone; Patrick & Jeannette Tallarita, applicants; Winter Street Corp., owners.

Ms. Pacacha stated that they had received a variance for a deck from the Zoning Board of Appeals (ZBA) and are ready to move forward. She explained that the person who bought the building would like to live over the commercial space below.

Ms. Pacacha stated that a fencing business would like to go into 54 Hazard Avenue in the Stop & Shop plaza.

Ms. Pacacha stated that Dunkin Donuts at 562 Enfield Street would like to re-design their building.

### **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,

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Richard Szewczak, Secretary