

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 10, 2021 – 7:00PM
ENFIELD TOWN HALL – COUNCIL CHAMBERS
820 ENFIELD STREET – ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK
2021 JUN 11 PM 4:15
Sharon M. Bailey

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, Virginia Higley, John Petronella. and Alternate Commissioner Vinnie Grillo and Nelson Correia. Absent was Commissioners Mary Scutt, Richard Szewczak and Linda DeGray.

Also present were Lauren P. Whitten, Director of Development Services.

Chairman Nelson seated Alternate Commissioners Grillo and Correia for the absent Commissioners.

Approval of Minutes –

- a. May 27, 2021 – *Regular Meeting*

Motion: Commissioner Higley made a motion, seconded by Commissioner Alaimo, to approve the minutes of the May 27, 2021 Regular Meeting. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Bond Release(s)

- a. **SPR# 1776** - 138 South Road – Request for the release of the Landscaping Bond in the amount of \$2,340.00.

Motion: The Commission voted to unanimously approved the bond release. The motion passed with a 6-0-0.

Votes: 6-0-0

New Public Hearings

- 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. (DoR: 5/27/2021; MOPH: 7/31/2021)

Motion: Commissioner Grillo made a motion, seconded by Commissioner Higley, to table the Public Hearing and move PH# 3009 to the end of the agenda. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Motion: Commissioner Higley made a motion, seconded by Commissioner Grillo, 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 Grillo, to approve PH# 3009. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

- b. **PH# 3010** – 54 Hazard Avenue – Special Permit & Site Plan Review application to allow a fencing club (commercial recreation use) in a Business Regional Shopping Center – Stop & Shop Plaza; Enfield Station, LLC., owner; Enfield Fencing Club LLC., applicant; Map 56/Lot 26; BR Zone. (DoR: 5/27/2021; MOPH: 7/31/2021)

Motion: Commissioner Higley made a motion, seconded by Commissioner Grillo, 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 Grillo, to approve PH# 3010. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Old 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. (DoR: 4/22/2021; MAD: 6/26/2021)

Motion: Commissioner Higley made a motion, seconded by Commissioner Petronella, to approve SPR# 1858. The motion failed with a 3-3-0 vote with Commissioners Ken Nelson, Virginia Higley and Nelson Correia voting against.

Votes: 3-3-0

Other Business

Extension Request(s)

- a. **PH# 2943** – 0 Shaker Road - Request for a three-year extension of time to pull a building permit (from July 11, 2021 to July 11, 2024), and a three-year extension of time to complete the project (from July 11, 2024 to July 11, 2027); Shaker Pines Fire District #5, owner/applicant; Map 94/Lot 62; I-1 Zone.

Motion: Motion: The Commission voted to unanimously approved the extension request for PH# 2943. The motion passed with a 6-0-0.

Votes: 6-0-0

Adjournment

Motion: Commissioner Higley made a motion, seconded by Commissioner Alaimo, to adjourn at 8:45 P.M. The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Note: Next Regular Meeting is June 24, 2021.