

VOTES OF THE MEMBERS PURSUANT
TO CGS, SECTION 1-255 (A)
ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 8, 2021 – 7:00PM
ENFIELD TOWN HALL – COUNCIL CHAMBERS
820 ENFIELD STREET – ENFIELD, CT

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, Richard Szewczak and Linda DeGray, and Alternate Commissioner Vinnie Grillo and Nelson Correia. Absent was Commissioner Mary Scutt.

Also present were Lauren P. Whitten, Director of Development Services, Jennifer Pacacha, Assistant Town Planner and Ricardo Rachele, Zoning Enforcement Officer.

Chairman Nelson seated Alternate Commissioner Grillo for the absent Commissioner.

Approval of Minutes –

- a. June 24, 2021 – *Regular Meeting*

Motion: Commissioner Higley made a motion, seconded by Commissioner Alaimo, to approve the minutes of the June 24, 2021 Regular Meeting. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Bond Release(s)

- a. **PH# 2479** – River Overlook Subdivision – First Settlers Row – Release of the Engineering Maintenance Bond in the amount of \$25,775.00.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2479 bond release. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. **PH# 2526** – River Meadows Section III – Meeting House Lane – Release of the Engineering Maintenance Bond in the amount of \$113,580.00.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2526 bond release. The motion passed with a 7-0-0 vote.

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ENFIELD TOWN CLERK

2021 JUL -9 PM 1:18
Shirley M. DeGray

Votes: 7-0-0

- c. **PH# 2961** – 10 Hazard Avenue – Chase Bank – Release of the Erosion & Sedimentation Control Bond in the amount of \$4,300.00, the Site Restoration Bond in the amount of \$130,000, and the Landscaping Bond in the amount of \$6,222.00.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2961 Erosion & Sedimentation Control Bond and Site Restoration Bond. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

The Landscaping Bond was not release, because it must be held for a minimum of 1-year.

New Public Hearings

- a. **PH# 3012** – 43 Pearl Street – Special Permit & Site Plan Review application for a place of worship; E+D Stovall, LLC., owner; Leroy Stovall, applicant; Map 24/Lot 79; TD-5 Zone.

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# 3012 with 14 conditions. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

New Business

- a. **SPR# 1866** – 504 Hazard Avenue – Site Plan Modification application for the previously approved outdoor seating area (PH# 2981); 10 Water Street, LLC., owner; Michael McManus, applicant; Map 101/Lot 216; I-1 Zone.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Grillo, to approve SPR# 1866 based on plan dated 6/1/21, revised 6/3/21 with 18 conditions. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- b. **SPR# 1867** – 612 Hazard Avenue – Site Plan Review application for adaptive reuse within an SDD Zone to allow for a 40-unit apartment complex with commercial space in the former Blair Manor facility; Meadow Manor, LLC.,

owner/applicant; Map 110/Lot 343; SDD Zone. (DoR: 6/24/2021; MAD: 8/28/2021)

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Petronella, to approve SPR# 1858 with 24 conditions. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Adjournment

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to adjourn at 11:00 P.M. The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Note: Next Regular Meeting is July 22, 2021.