

VOTES OF THE MEMBERS PURSUANT  
TO CGS, SECTION 1-255 (A)  
ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, SEPTEMBER 9, 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, Linda DeGray, and Alternate Commissioner Vinnie Grillo and Kiran S Majmudar. Absent were Commissioners Richard Szewczak, Nelson Correia and Mary Scutt.

Also present were Laurie Whitten, Director of Development Services.

Chairman Nelson seated Alternate Commissioner Grillo and Commissioner Majmudar.

**Approval of Minutes –**

- a. July 22, 2021 – *Regular Meeting*
- b. August 5, 2021 – *Regular Meeting*

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the July 22, 2021 Regular Meeting.

The motion passed with a 6-0-1 vote with Commissioner Majmudar abstaining.

**Votes: 6-0-1**

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Alaimo, to approve the minutes of the August 5, 2021 Special Meeting.

The motion passed with a 6-0-1 vote with Commissioner Majmudar abstaining.

**Votes: 6-0-1**

**Bond Release(s)**

- a. **SPR#1761-** 191 Moody Road (Martin Brower Site Improvement) – Bond release request for a Site Restoration Bond in the amount of \$152,500.00.

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the bond release in the amount of \$152,500.00.

RECEIVED  
ENFIELD TOWN CLERK  
2021 SEP 10 PM 1:19  
Enfield, CT

The motion passed with a 6-0-0 vote with Commissioner Petronella recusing himself.

**Votes: 6-0-0**

**New Public Hearing**

- a. **PH#3015** - 1695 King Street – Special Use Permit and Site Plan Review Application to operate a retail outlet in an existing building and for the future construction of a 2,880 sq ft building to serve as a chocolate manufacturing facility; Northern Nurseries, Inc., Owner; Nel Group LLC, Applicant, (Attn: Rachel Breslin) Map 14; Lot 24; I-1 Zone

**Motion:** Commissioner Alaimo 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 Higley made a motion, seconded by Commissioner DeGray, to approve the waiver from the buffer yard.

The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Grillo, to approve PH# 3015 with 25 conditions.

The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

**Old Business**

- a. **SPR# 1868** – 1 Prior Road – Site Plan Review application for modifications to the Enfield Twin Rinks building in order to accommodate a window associated with the existing snack bar to allow snack purchase from outside; The Hillebrecht Group LLC, owner; Keith Hillebrecht, applicant; Map 68/Lot 92; R-33 Zone.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner DeGray, to approve SPR# 1868.

The motion passed with a 6-0-0 vote with Commissioner Majmudar recusing himself.

**Votes: 6-0-0**

**Other Business**

- a. **Extension Request for PH#2983**-Special Permit one-year Extension request - 20 Louise Drive – Special Permit application and Site Plan Review to allow a hair stylist as a home occupation; Alison Bosco, owner/applicant; Map 53/Lot 310; R-33 Zone.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner DeGray, to allow the one-year extension.

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 September 23, 2021.