

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES
Thursday, September 23, 2021 – 7:00 p.m.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

Call to Order & Pledge of Allegiance

Chairman Nelson called the meeting to order at 7:02 PM.

Roll Call

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

Also present was Laurie Whitten, Director of Development Services.

Approval of Minutes

- a. September 9, 2021 – Regular Meeting

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the September 9, 2021 Regular Meeting.

The motion passed with a 5-0-1 vote with Commissioner Szewczak abstaining.

Votes: 5-0-1

Town Attorney Report

Chairman Nelson asked if there are any questions regarding the Town Attorney's report; there were none.

Public Participation

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

New Public Hearings

- a. **PH# 3013** – 51 Enfield St – Special Permit application to convert a non-conforming use to a less intensive non-conforming use for auto wash and detailing motor vehicle facility; Diane Pagano, Owner/Applicant; Map 35/Lot 206; BL Zone. **TABLED**

Ms. Whitten stated that this needs to be tabled due to lack of information.

Motion: Commissioner Alaimo made a motion, seconded by Commissioner Grillo, to table PH# 3013 until the next meeting.

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

Votes: 6-0-0

- b. **PH# 3014** – 113 Brainard Rd – Special Permit application for an existing in law apartment; Patricia Ferreira, Owner/Applicant; Map 36/Lot 237; R-33 Zone.

Commissioner Szewczak asked if this had been advertised, to which Ms. Whitten replied that it had.

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

Chairman Nelson seated Alternate Commissioner Correia.

Patricia Ferreira, 113 Brainard Road, addressed the Commission. She stated that she did not know a Special Permit was required to use the in-law apartment when they bought the house. She stated that they have a cousin living in there now and were not told by the seller that a permit is required.

Ms. Whitten stated that this was approved years ago by a building permit but it was never registered by the new owner.

Chairman Nelson asked if it is a legal in-law apartment with egress windows, to which Ms. Whitten replied that it is.

Chairman Nelson asked if anyone in the public would like to speak.

Susan Smith, 115 Brainard Road addressed the Commission. She stated that several of the neighbors are present at the meeting and they fully support the applicant having the in-law apartment.

Keith Almeida, 117 Brainard Road, stated that he and his wife have no problem with this and that the applicants are very good neighbors.

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

Chairman Nelson asked how long the permit is good for, to which Ms. Whitten replied that it is good for two years and they have to register every two years or once the tenant leaves.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Higley, 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 #3014 with conditions.

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

Votes: 7-0-0

- c. **PH# 3016** – 113 Brainard Rd – Special Permit application to park two commercial vehicles on rear of the property; Patricia Ferreira, Owner/Applicant; Map 36/Lot 237; R-33 Zone.

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

Chairman Nelson seated Alternate Commissioner Majmudar.

Patricia Ferreira, 113 Brainard Road, addressed the Commission. She stated that they are an LLC with a home-based office. Ms. Ferreira stated that her son-in-law and cousin live with them and take trucks back and forth to work, and they would like to be able to park the trucks in the back of the property.

Chairman Nelson asked what type of trucks they are, to which Ms. Ferreira replied that they are flatbed tow trucks.

Chairman Nelson asked if they are emergency vehicles and therefore exempt, to which Ms. Whitten replied that she is unaware of that. Commissioner Higley stated that they are considered to be emergency vehicles through the state, and they can be brought home.

Chairman Nelson stated that he would like to see a condition of approval that it remains only emergency vehicles so it does not turn into tractor trailers running.

Commissioner DeGray asked if the trucks will be parked in the back behind the barn, to which Ms. Ferreira replied that they will.

Commissioner Petronella asked who the drivers of the vehicles are, to which Ms. Ferreira replied that they are her husband, son-in-law and cousin. Commissioner Petronella stated that he is on the fence about opening up Pandora's Box as it is two vehicles. He stated that the regulation is meant for people who work and have a company vehicle they need to take home for emergency purposes, while this seems like more of a home-based business.

Chairman Nelson stated that he did not realize the tow company is run from the house. Ms. Ferreira stated that they do not do off-the-road towing.

Commissioner Higley asked if they are registered with the Planning Office as a home business, to which Ms. Ferreira replied that they are an LLC and are not required to be registered with the town. Commissioner Higley stated that they do not have to register with the Town Clerk but they do have to register with the Zoning Department. Ms. Whitten stated that this can be added as a condition of approval.

Commissioner Alaimo asked the applicant to explain their business model. Ms. Ferreira stated that when a car is declared a total wreck by the insurance company, it is then released to the auction houses and dispatched to her business. She stated that they pick up the vehicle and deliver it to the auction.

Commissioner Alaimo asked if the cars ever go back to their house, to which Ms. Ferreira replied that on occasion there is a car on the bed of the truck but that is not the norm.

Commissioner Alaimo asked what kind of surface is under where the trucks park, to which Ms. Ferreira replied that it is dirt and gravel and process.

Commissioner Szewczak stated that there should be adequate screening, to which Ms. Ferreira replied that there is a tree line screening it from the residential property.

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

Susan Smith, 115 Brainard Road, stated that there is a line of fir trees and they support their neighbors in this application.

Keith Almeida, 117 Brainard Road, stated that they have no problems with the neighbors and there is no noise or other issues.

Chairman Nelson asked three times if anyone else would speak; no one came forward.

Chairman Nelson asked if both of the cars are two-car flatbeds, to which Ms. Ferreira replied that they are and these are all they own.

Commissioner DeGray asked what the gross weight of the vehicles are, to which Ms. Ferreira replied that they are under 26,000 lbs.

Commissioner Alaimo stated that he supports home businesses and asked if a zone change is needed to approve this. Ms. Whitten stated that commercial vehicles of this nature need a Special Permit in a residential zone.

Chairman Nelson asked three times if anyone 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 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Szewczak made a motion to approve PH #3016 with two additional site specific conditions that the vehicles remain emergency-type vehicles only and the LLC registers with the town.

Chairman Nelson stated that he would like to add a condition that both trucks are below 26,000 lbs and there are certain hours that the trucks can operate.

Commissioner Alaimo stated that they should remove "emergency vehicle" from the motion as these are not emergency vehicles.

Motion: Commissioner Szewczak made an amended motion, seconded by Commissioner DeGray, to approve PH #3016 with additional site specific conditions that the LLC registers with the town, the vehicles operate only between 7 AM to 10 PM during the week and 10 AM to 10 PM on weekend.

Ms. Ferreira stated that they operate from 6:30 AM to 6:30 PM. Chairman Nelson stated that he would be fine with them starting at 6 AM.

Commissioner Szewczak withdrew his motion and Commissioner DeGray withdrew her second.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH #3016 with additional site specific conditions that the LLC registers with the town, gross vehicle weights are below 26,000 lbs, no vehicles are stored on the property, and the vehicles operate between 6 AM to 9 PM on weekdays and 10 AM to 9 PM on weekends

The motion passed with a 5-2-0 vote with Commissioners Higley and Petronella voting against.

Votes: 5-2-0

Chairman Nelson stated that they needed to pick this apart because the approval goes with the property. He stated that this may not have passed if the applicant did not bring their neighbors to the meeting.

Commissioner Higley stated that she voted against the application because there are two commercial vehicles when there should only be one, and she does not believe it is keeping with the character of the neighborhood.

Commissioner Petronella stated that he voted against the application because two vehicles are excessive and it is running a home business out of the property, which devaluates the property.

- d. **PH# 3017MA** – 1297 Enfield St – Zone change request from HR-33 to SDD; Felician Sisters of North America Real Estate Trust, Owner; The Community Builders, Applicant; Map 46/Lot 2; HR-33 Zone.

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

Chairman Nelson seated Alternate Commissioner Correia.

Attorney Carl Landolina, 487 Spring Street, Windsor Locks addressed the Commission as a representative for the Felician Sisters North America Real Estate Trust as well as The

Community Builders. He introduced Julie James of Felician Services, Inc, Myles Brown with Amenta Emma Architects, Kristen Anderson and Chris Legiadre of The Community Builders, Stephanie White of Fuss & O'Neill, Inc, and Mark Bertucci.

Mr. Landolina stated that signs had been posted more than ten days ago and described the locations of the signs.

Ms. James provided a history of the property and how the Felician Sisters arrived where they are now, rezoning the property and possibly redeveloping it for residential purposes. She described the ways in which The Community Builders and Amenta Emma Architects will serve this project and contribute to the mission of the Felician Sisters.

Mr. Landolina stated that this project is driven by the Felician Sisters rather than the developer, which makes it unique.

Mr. Brown went over the master plan, utilizing an overhead photo of the site to point out the proposed new structures and additions as well as existing conditions on the property. He stated that there is plenty of screening and nothing planned for the historic area of the property. Mr. Brown described the proposed parking for the project.

Mr. Landolina went over the pertinent regulations and described how the proposed project complies with each criteria including: existing building gross floor area requirements, land area requirements, vacancy rates, inability to perform the project in any other zoning district, the proposal will provide a substantial benefit to the town and the immediate neighborhood, the proposed project exhibits compatibility with the character and density of land abutting the site as well as adjacent zones, and that the proposal must be compatible with the Plan of Conservation & Development (POCD).

Mr. Landolina went over various sections of the POCD and described how the proposed project is in harmony with the POCD. He concluded that the project meets all of the standards in the regulations and thanked the Commission for their consideration.

Chairman Nelson asked if they are converting two buildings and then building twelve new ones on the property. Mr. Brown stated that there are eleven new buildings, one addition, and two buildings they will be converting. Chairman Nelson stated that rather than converting an existing structure, this is a redevelopment of an entire parcel. He stated that the SDD is to convert obsolete buildings, which is not the same as this proposal. Mr. Landolina read Section 5.60.1 of the regulations which states that the SDD is for the proposed rehabilitation and reuse of a property and buildings, not just buildings.

Chairman Nelson stated that this proposal leans more toward new development than conversion of an existing structure. He asked how this is beneficial for the residents of Enfield, since it is a tax-free project and will impact the school systems as well as the aging infrastructure. Mr. Landolina stated that they will have comments from the WPCA prior to coming before the Commission with a site specific plan. Chairman Nelson reiterated his question asking how the project is beneficial to the people of Enfield. Mr. Landolina stated that it is a benefit because it allows the remaining buildings on the property to stay in use, and the sewer will be paid for by the additional connection fees.

Mr. Landolina went on to state that there will be no school children in Phase I and that based on studies they do not expect a lot of school children by the end of the project. Chairman Nelson stated that they cannot limit the number of children on the property so this is only speculation.

Mr. Landolina stated that this is the vision of the sisters, who are looking to go back to when this property was a vital part of the community with a number of people living and thriving on the site.

Ms. Anderson with The Community Builders stated that the properties they develop are taxable properties. Chairman Nelson stated that at the last meeting it was said that they had never done a project like this that is owned by a tax exempt agency. Ms. Anderson stated that they are a tax exempt organization and when they put together projects, the entities of the buildings themselves become taxable entities. Mr. Landolina stated that tax credits are crucial to the financing streams. Ms. Anderson stated that they are currently in the conceptual phase of planning and they cannot begin to get into details of the site plan and financing at this point.

Ms. Anderson stated that they set very high energy standards for their sites and do not build any housing less than LEED standard silver. She stated that the long term ownership of the land will remain with the Felician Services, Inc. which is tasked with maintaining the ministry of the Felician Sisters for generations to come.

Ms. Anderson stated that in terms of children, there are strict regulations on how many people can live in the units. Chairman Nelson stated that he knows the occupancy laws and a person can have up to three children per two-bedroom apartment. Ms. Anderson stated for the record that there are rules and regulations around this.

Ms. Anderson stated that the Felician Services, Inc. provides many services to the residents and contributions to the town, which is an asset to the town.

Mr. Brown stated that at one time the convent occupied 400 sisters and they are talking about 300 units.

Commissioner Alaimo stated that they were told that this was going to be 100% tax exempt. He stated that he does not understand how this complies with SDD since there is new construction.

Commissioner Alaimo stated that this will be a tremendous increase in emergency service needs. He asked how tall the buildings are, to which Mr. Brown replied that they are three to four story buildings. Mr. Alaimo questioned how a rescue operation would operate on the property. He stated that Enfield currently meets the standard for affordable housing.

Mr. Landolina stated that they have to show compatibility with adjacent zoning districts, which they do because they are not trying to take a commercial use and put it in the middle of a residential zone.

Mr. Landolina stated that they would like the chance to come back and discuss the infrastructure and emergency response questions. He stated that they will get the tax information and bring it back to the Commission.

Commissioner Grillo asked if the applicant has spoken to anyone in the community to get their opinions, to which Ms. James replied that people in the community were interviewed a few years ago and surveys were sent out. She stated that they have been talking to the residents on the property as well as various Boards and Commissions.

Commissioner Grillo stated that the community is not happy about this. He stated that he is very concerned about traffic and this does not belong in the Historic District. Ms. James stated that they are not talking about the front of the building, to which Commissioner Grillo replied that the back can be seen from both Post Office Road and South Road. Ms. James stated that things are changing and they are trying to create something that will support this town and the people in it for a century. Commissioner Grillo reiterated that affordable housing does not belong there.

Commissioner DeGray stated that they are asking for a zoning change with a change in the regulations for parking. She stated that this will have affordable housing for families, which generally have two cars. Commissioner DeGray stated that the plan does not have an adequate amount of parking. Mr. Brown went over the town and state parking regulations, stating that there is empirical data to support the proposed parking. Commissioner DeGray stated that there are generally more than two cars per family once children become teenagers.

Commissioner Petronella asked if there are any proposed amenities. Mr. Brown went over some of the indoor and outdoor amenities including community spaces, wellness center, exercise room, playground and labyrinth.

Chairman Nelson asked if the amenities in the front building will be open to the entire property, to which Mr. Brown replied that they will.

Commissioner Alaimo asked if the internal road system would get any wider, to which Mr. Brown replied that they are all 24 feet and they will sit down with Staff to review this.

Commissioner Majmudar stated that the density sounds kind of high and the way it is distributed over the parcel leaves a higher density on the southern end of the parcel which decreases as it goes northward. He stated that the plan calls for a very large number of units in a small section.

Commissioner Szewczak stated that it appears there is only one entrance into the property off of South Road, which may generate a lot of traffic at that entryway. He asked how much density they really need in order to break even if they are a non-profit.

Mr. Brown pointed out on the site map the areas of density and stated that they were intentionally placed to create community.

Chairman Nelson asked if the exit onto South Road is the only one; Mr. Brown pointed out two more exits onto Post Office.

Commissioner Petronella requested that it would be visually helpful to show all of the existing conditions on the map including the buildings, parking and connections.

Chairman Nelson asked if anyone in the public would like to speak.

Ann Marie Galdenzi, 1330 Enfield Street, addressed the Commission. She stated that the Felician Sisters hold a special place in her heart but she is upset about this proposal. Ms. Galdenzi stated that she is concerned with traffic and noise increases as well as the overtaxing of the town's police, fire department and schools. She asked who is responsible for maintaining the property in terms of litter, abandoned vehicles and items left behind by residents. Ms. Galdenzi concluded that she is also concerned about drainage issues from all of the building around her home.

Maryellen Deluzio, owner of 1330 Enfield Street, addressed the Commission. She stated that she loves the sisters but is completely overwhelmed by the size of the proposed plan. She stated that this is a substantial change of use for this property and she has big concerns. Ms. Deluzio stated that the Felician Sisters Incorporated does not reside in Enfield or even Connecticut and neither does The Community Builders. She stated that The Community Builders did not talk to her or any other residents. Ms. Deluzio stated that this is a historic green and properties like this do not exist anywhere except for the northeast. She stated that this project will have an impact on the Historic District and is not appropriate for the area as people need cars in this area and cannot walk to town the way they can in Northampton.

Peter DeMaria stated that he grew up in Enfield and owns a business in Enfield. He stated that he would love to see the property get repurposed in a way that benefits the town.

Nikki Price, 1324 Enfield Street, stated that when there is an accident on 91, Enfield Street is backed up with traffic. She stated that the neighborhood will change with more people there. Ms. Price questioned what constitutes a long term partnership. She asked how many residents from Enfield will be moving into the buildings and stated that there is a lot of wildlife that will be impacted by developing this parcel. Ms. Price stated that there will be an impact on the sewers and pointed out that the signs posted were too small and need to be bigger on such a large property. She concluded that she does not want the Commission to approve the zone change.

Chairman Nelson asked if anyone else would like to speak.

Ms. Deluzio stated that the Enfield Montessori School is on this property and the children will be sandwiched within all of this housing and it is a safety issue. She asked the Commission not to approve the zoning change.

Ms. Galdenzi asked if there is a road directly to Enfield Street on the map. Commissioner Petronella stated that it is a water easement.

Ms. Whitten read the names of the residents who had emailed letters to the town regarding this project, stating that none of them were in support of the project. She stated that they will be entered into the record and will go up on the website.

Mr. Landolina requested that the Commission continue the Public Hearing to the next scheduled meeting when they will address any comments that were made tonight.

Chairman Nelson suggested that they contact the company they paid to contact local residents to find out who they spoke to and to obtain that data.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to continue the Public Hearing until the next meeting on October 14, 2021.

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

Votes: 7-0-0

Chairman Nelson asked what MA stands for, to which Ms. Whitten replied that it stands for Map Amendment.

- e. **XZA#21-08** – Table 8.122 – To allow adaptive reuse of municipal properties in Thompsonville.

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

Ms. Whitten stated that the Capitol Region Council of Governments (CRCOG) has no concerns and all this will say is that adaptive reuse of former municipal properties will be allowed with a Special Permit in all Thompsonville zones. She stated that it really just reflects 52 Prospect and 110 High Street.

Discussion took place regarding items that were missing from the Commissioners' packets.

Ms. Whitten read the wording of the text amendment into the record.

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

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 XZA#21-08.

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

Votes: 7-0-0

New Business

- a. Informal Discussion with Scott Connuck representing Eastpoint Energy to discuss large scale battery storage.

Scott Connuck addressed the Commission to introduce his company and get feedback from the Commission regarding the proposed project. Mr. Connuck provided an overview on his company and what they do. He explained what grid-scale battery storage is and why it is happening now, utilizing photographs to illustrate what they look like.

Mr. Connuck stated that the property they are interested in for this project is 28 Bailey Road and showed a preliminary layout of what the proposed facility will look like in this location. He described the benefits of this project and provided an overview of both environmental and fire safety.

Mr. Connuck stated that town support is essential and they will not move forward with the project if there is a lot of opposition.

Chairman Nelson asked if there are any liquids in the batteries, to which Mr. Connuck stated that there is a small amount of fluid but it is primarily solid batteries. He stated that the risk of leakage is low and the containers have a containment system within them to make sure nothing is coming off of it.

Chairman Nelson asked if there are any other sites like this in Connecticut, to which Mr. Connuck replied that as far as he knows there are none in Connecticut but there are some in Massachusetts and New York.

Chairman Nelson asked if this is owned by the solar company that just put up a solar field out there, to which Mr. Connuck replied that they have no association with them.

Commissioner Higley asked if this is all enclosed in a building and whether there will be screening. Chairman Nelson pointed out the answers to her questions on the site plan.

Commissioner Alaimo asked what facility is next to the site, to which Mr. Connuck replied that there is an EverSource substation next door.

Commissioner Alaimo asked if the cables come in overhead or underground. Mr. Connuck stated that those details have not yet been worked out and it will depend on the additional studies they will do with EverSource.

Commissioner Alaimo asked if the fire department will need any specialized equipment in case of fire, to which Mr. Connuck replied that there is no special equipment but they do provide firefighter training so they have the appropriate skills to put out the fire.

Commissioner Szewczak stated that it appears the buffer zone is five feet away from the property line and everything else is clear cut. He stated that the topography of the land going up the hill means that each unit is higher than the next so it becomes like a monolith of structures climbing up the hill. Commissioner Szewczak stated that anyone living on Bailey Road would not be happy with this. He stated that he would support the project in an Industrial zone but this location is basically woods and this project will stick out like a sore thumb.

Chairman Nelson asked if the project will put out anything that makes people sick like high tension wires do. Mr. Connuck stated that there is a negligible impact to radiation nearby and it is just electricity flowing in and out.

Commissioner Alaimo asked if these typically go near an electrical facility or if they can go anywhere. Mr. Connuck stated that they are generally adjacent to utility substations as they are more affordable in those locations.

Commissioner Majmudar asked where they are with the siting council and stated that the primary beneficiary of this facility would be the utility company, which may be after the local consumers.

Mr. Connuck stated that they have had zero discussions with the siting council on this project so far as he wanted to get input from the Commission first.

Mr. Connuck stated that there are benefits in terms of reduction of outages, which can be very costly. He explained how it also helps to keep electricity costs down.

Chairman Nelson asked if the application has any paperwork on the radiation and other environmental hazards involved with this. Mr. Connuck stated that he can provide more evidence on this but the hazards are negligible. He stated that these are lithium ion batteries, which are found in most households.

Chairman Nelson asked what the life expectancy of the batteries is. Mr. Connuck stated that they usually last 8 to 12 years and can be removed and recycled with a new battery installed.

Commissioner DeGray asked about the low humming noise coming from this project as there is a house nearby. Mr. Connuck stated that the house is approximately 70 to 80 feet from the nearest container and the sound is about 55 decibels at 100 feet.

Chairman Nelson requested that the applicant submit the information that the Commission asked for and they will have a discussion.

Commissioner's Correspondence

Commissioner Szewczak stated that he had heard the Winstanley project is under construction and they are getting out there with equipment and spotlights very early in the morning. He asked if this has been addressed. Ms. Whitten stated that there was an incident in which a concrete truck arrived very early in the morning and Staff has addressed it. She went on to state that there have been some trespassing complaints as well, but every time there is any complaint they address it and they are trying to adhere to all of the requirements. Chairman Nelson stated that Winstanley is trying to be a good neighbor and there are a bunch of upset neighbors who are not going to be happy unless it does not get built.

Commissioner Petronella stated that they are pouring the slabs right now, which is why they want to get an early start as this is time consuming. Chairman Nelson stated that the berm is in place, which blocks the lights from the trucks and reflects a lot of the noise. He stated that they settled in court and now they have to deal with it.

Commissioner DeGray stated that there is a tractor parking almost on Enfield Street at a white house with a short driveway. She stated that it was almost in the road on Friday night and described the location. Ms. Whitten stated that the Commissioners should go to See Click Fix and put it in when they see these things.

Commissioner DeGray stated that there is a blighted property on the corner of Brainard Road and Washington Road across from Sam's Market. Ms. Whitten stated that this one is on their top ten.

Commissioner Alaimo asked if Staff was able to relay the question about the traffic signals on 190 from the last meeting. Ms. Whitten stated that she had not and added that if they put it into See Click Fix it will be dealt with. Commissioner Alaimo stated that it was relevant to the new project from the last meeting.

Director of Development Services Report

Ms. Whitten stated that she has been working with the Town Council for the opt out for the ADUs. She stated that there will be a formal presentation.

Ms. Whitten stated that they have a candidate in mind for the new Assistant Town Planner.

Ms. Whitten asked if the Commission would like to switch their meeting in November from the 11th to the 18th since it is the only meeting of the month and November 11 is Veterans Day. The Commission agreed that November 18 is fine with them.

Applications to be Received

Ms. Whitten went over the applications to be received, including the rezone for Noble Gas on 190 (PH #3018), the paving in front of RC Madness at 101 North Street (SPR #1870) and the Smoothville one-day outdoor event at 310 Hazard Avenue (SPR #1871).

Ms. Whitten stated that two applications were tabled tonight and there will be two A-24 referrals for the sale of 110 High Street and 52 Prospect.

Adjournment

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

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

Votes: 7-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,

Richard Szewczak, Secretary