ENFIELD PLANNING AND ZONING COMMISSION
LIVE REGULAR MEETING
MINUTES
Thursday, April 14, 2022 – 7:00 p.m.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

Received
Kimm Lee
Deputy TC
2022 APR 18 AM 9:38

Call to Order & Pledge of Allegiance
Chairman Fiore called the meeting to order at 7:00 PM.

Roll Call
Commissioner Petronella took the roll and present were Commissioners Lewis Fiore, Virginia Higley, John Petronella, Kiran Majmudar, Kenneth Hilinski, Linda DeGray, Frank Alaimo, and Alternate Commissioner Nicles Lefakis. Absent were Alternate Commissioners Christian D'Antonio and Vinnie Grillo.

Also present was Laurie Whitten, Director of Development Services.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to add the minutes of the March 10, 2022 meeting to the agenda.

Motion: Commissioner Higley made a motion, seconded by Commissioner Alaimo, to take the minutes of the March 10, 2022 meeting off of the table.

Chairman Fiore stated that those minutes should have never been tabled as the statement about the transfer of the paper road was in the minutes. He asked if there is any discussion on the March 10, 2022 minutes.

The motion to accept the minutes passed with an 8-0-0 vote.

Votes: 8-0-0

Approval of Minutes
a. March 24, 2022 – Regular Meeting

Commissioner Lefakis stated that the address for the applicant for PH# 3030 on page 6 should say that the address is 158 Spring Valley Road, Park Ridge, New Jersey.

Motion: Commissioner Lefakis made a motion, seconded by Commissioner Hilinski, to approve the minutes of the March 24, 2022 Regular Meeting as amended.

The motion passed with an 8-0-0 vote.

Votes: 8-0-0

Public Participation
Chairman Fiore asked three times if anyone in the public would like to speak about items not on the agenda; no one came forward.

Ms. Whitten stated that there were questions from a resident at the last meeting and she sent them to the Town Attorney and will be responding to the general ones.

New Public Hearings

a. **PH# 3031** – 33 Palomba Dr – Special Use Permit Application to replace the pylon sign; Sign Techniques Inc, Tracy Janik, Applicant; Manchem LLC, Owner; Map 57/Lot 343; BR Zone.

Tracy Janik of Sign Techniques Inc. and Travis Ward of Manchem LLC addressed the Commission. Ms. Janik stated that she submitted an application to replace the pylon sign at 33 Palomba Drive. She described the physical features of the sign including size and lighting. Ms. Janik stated that the existing footings and poles are staying in place and ground will not be broken. She stated that they are not in the wetland zone but are near it, and there is no risk of damaging anything in that area. Ms. Janik stated that the tenant panels will be removable and the lighting is LED and energy efficient. She stated that it is already set back far enough and is high enough so there will be no obstruction to traffic.

Mr. Ward stated that this is a continued part of the ongoing improvement of this site.

Ms. Janik stated that she spoke with Scott from the Fire Department and he is ok with what they are proposing.

Commissioner Hilinski stated that the Building Department typically requires new footings and asked if they have been evaluated. Ms. Janik stated that one of her guys checked the footings out this morning and everything is safe and in great condition, so there is no reason to dig and re-do it. She explained that they are sleeving the existing pole and there will be less weight than what is up there presently.

Mr. Ward stated that the bases were over-engineered by at least a factor of three back in the day, and the new sign will be much lighter and more balanced.

Commissioner Lefakis asked the height from the ground to the bottom of the first sign panel. Mr. Ward stated that it is 9 feet and set back at least 15 to 18 feet off the street.

Commissioner Lefakis asked what hours the sign will be illuminated, to which Mr. Ward replied that it will be illuminated from dusk until midnight.

Commissioner Alaimo asked if there is already power to the sign, to which Ms. Janik replied that the power is already there and the sign is currently illuminated.

Commissioner Majmudar stated that when they revise the regulations they should pay attention to things like this to make it easier on applicants.

Commissioner Higley asked if the new sign will be all the same color. Mr. Ward stated that this sign will be uniform and completely controlled by the landlord. Ms. Janik stated that in the future any sign changes due to new tenants will go through the Building Department.

Chairman Fiore asked three times if anyone in the public would like to speak for or against the application; no one came forward.

Ms. Whitten stated that the application is totally compliant as far as she can tell.

Motion: Commissioner Alaimo made a motion, seconded by Commissioner Majmudar, to close the Public Hearing.

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

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray, to approve PH #3031.

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

Votes: 7-0-0

b. **PH# 3032**– 7 Anngina Dr – Application requesting a 2-lot resubdivision; Robie Realty, LLC Applicant/Owner; Map 82/Lot 56; I-1 Zone.

Commissioner Petronella read the legal notice.

Commissioner Majmudar recused himself and Chairman Fiore seated Alternate Commissioner Lefakis.

Attorney Carl Landolina of Fahey, Landolina & Associates addressed the Commission along with Robie Staples of Robie Realty, LLC.

Mr. Landolina stated that the applicant would like to subdivide the two parcels in preparation for future sale or redevelopment of the parcels. He stated that no construction is being done and there will be no activity aside from the tenant in the front lot which will be moving into the rear lot.

Mr. Landolina stated that they meet all of the requirements of the subdivision regulations except for one. He stated that due to the nature of the existing paving and the wetlands surrounding the property, there is only one place to put the property line so that creates a need for a waiver for landscaping in that area.

Chairman Fiore stated that he went out and took a look at the parcel in question.

Ms. Whitten stated that these sites are not autonomous so there will be cross easements and shared parking. She stated that it will still look like the landscaping is correct.

Commissioner Petronella stated that the frontage requirements are met with the right of way.

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

Chairman Fiore stated that the site is very wet. Mr. Landolina stated that the wetland regulations were likely different back then.

Motion: Commissioner Hilinski made a motion, seconded by Commissioner Lefakis, to close the Public Hearing.

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

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner Higley, to approve a waiver for the landscape setback.

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

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray, to approve PH# 3032.

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

Votes: 7-0-0

c. **PH# 3033** – 95 High St – Special Use Permit application to host a special event; Cutbertu Chavez, Applicant; Molina's Plaza LLC, Owner; Map 25/Lot 6; TD-5 Zone.

Chairman Fiore stated that Commissioner Majmudar is back and seated at 7:31 PM.

Commissioner Petronella read the legal notice.

Ms. Whitten stated that this is a straightforward special event permit and they fall under COVID restrictions.

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

Commissioner Alaimo asked if they are putting the patio in, to which Ms. Whitten replied that it is on the south side of the building.

Commissioner Hilinski asked what the normal business hours are, to which Ms. Whitten replied that she thinks they close at 10 PM but the intent is for the band to stop before they close. Commissioner Hilinski asked if they are aware of the tent restriction, to which Ms. Whitten replied that they are and this is a Building Code issue.

Commissioner Higley stated that the liquor license says it is just for patio use and asked if this is something they can use afterwards. Ms. Whitten stated that they can have this event on the 5th of May every year with the liquor license extended, and right now it is extended regardless of the day due to COVID.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Hilinski, to close the Public Hearing.

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

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner Majmudar, to approve PH #3033.

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

Votes: 7-0-0

d. **PH# 3035-** 37 Sandpiper Road- Special Use Permit Application for an accessory apartment; Michelle Canevari, Applicant/Owner; Map 89/ Lot 15; R-44 Zone.

Commissioner Petronella read the legal notice.

Greg Boswell of Ace Carpentry LLC, 31 Moody Road, addressed the Commission. He stated that there will be a separate living space for the daughter to take care of her mother, and there will be no separate entrance. Mr. Boswell stated that they are not framing anything out and are just finishing the inside of the house. He stated that the house will be turned over to the daughter eventually and she wants a separate space from her mother.

Chairman Fiore stated that the only thing being added to the upstairs is a kitchen, to which Mr. Boswell replied that there will also be a bathroom.

Commissioner Petronella stated that the only real separation is a pocket door at the bottom of the stairs, so it is a shared space rather than a separated apartment. Mr. Boswell stated that she already occupies one of the bedrooms there, and both of them will use the exercise room. He stated that they are moving the laundry from the basement to the first floor.

Ms. Whitten stated that they are going above and beyond getting a permit for this.

Chairman Fiore asked three times if anyone in the public would like to speak for or against the application; no one came forward.

Motion: Commissioner Majmudar made a motion, seconded by Commissioner Alaimo, to close the Public Hearing.

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

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner Hilinski, to approve PH #3035.

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

Votes: 7-0-0

New Business

Motion: Commissioner Hilinski made a motion, seconded by Commissioner Higley, to change the order of New Business to hear Item B (SPR# 1889) before Item A.

b. **SPR# 1889-** 95 Elm Street- Site Plan Modification for retail space with outdoor storage; Mark Swiderski, Applicant; Ocean State Job Lot of Enfield, LLC, Owner; Map 43/Lot 1; BR Zone.

Mark Swiderski addressed the Commission. He stated that they are relocating their store to 95 Elm Street where they will occupy the former Best Buy. Mr. Swiderski stated that they are proposing to remove the wall separating the former Best Buy from the former liquor store to increase the square footage. He stated that they are also proposing to have flowers out front and selling Blue Rhino propane. Mr. Swiderski stated that the store will have improved lighting and polished floors, and will look better than their current store.

Commissioner Hilinski stated that there are environmental issues at the liquor store. Mr. Swiderski stated that they had an extensive environmental investigation done and the issues are under control from what he understands.

Commissioner DeGray asked what kind of bollards will protect the propane tanks, to which Mr. Swiderski replied that there will be four concrete jersey barriers brought onsite.

Chairman Fiore asked if the automobile bays will be removed, to which Mr. Swiderski replied that they will be removed and walled in.

Chairman Fiore asked what the timeline is for the project. Mr. Swiderski stated that bids from the General Contractors are due today and both have said they will start immediately, as soon as Monday.

Chairman Fiore stated that the old contamination from years ago as been signed off on by the DEEP and is a closed issue.

Commissioner Alaimo asked if the new ownership includes the outbuildings such as McDonalds and the shoe store. Ms. Whitten stated that she does not believe McDonalds is included but she is not sure about the shoe store.

Chairman Fiore asked if the barriers for the propane will be in line with the barriers for Chicago Sam's. Mr. Swiderski stated that there are two cages with a small footprint and they will not be aligned with the Chicago Sam's barriers. Ms. Whitten stated that the outdoor storage will be up to and against the front of the structure itself.

Commissioner Higley stated that it is great Ocean State Job Lot is staying in town and using an existing building, and thanked the applicant for doing so.

Chairman Fiore asked when they might be open for business, to which Mr. Swiderski replied that they should be open July 14th.

Commissioner Higley asked if this is a new model for bigger stores, to which Mr. Swiderski replied that it is.

Commissioner Majmudar asked how much bigger the new facility will be than the existing one, to which Mr. Swiderski replied that he does not know how much bigger it will be.

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray, to approve SPR# 1889.

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

Votes: 7-0-0

a. **8-24 Referral** – 92 Main Street – Transfer of Town property

Ms. Whitten stated that the owner is renovating the building and making it into four apartments with retail on the bottom. She pointed out areas on the map which are part of the site, and stated that the Town Council would like to do some kind of transfer so that the area currently being used for parking can be utilized for parking by the owner.

Commissioner Alaimo recommended that the Commission approve this as it will be a big improvement to the Main Street/Pearl Street area.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to forward a positive referral to the Town Council for the transfer of property.

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

Votes: 7-0-0

Other Business

a. Food Truck Regulations - **TABLED**

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to take this item off of the table.

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

Votes: 7-0-0

Chairman Fiore stated that the COVID regulation extension was passed so there is no need for them to continue with this.

Motion: Commissioner Majmudar made a motion, seconded by Commissioner Alaimo, to remove this item from the agenda.

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

Votes: 7-0-0

Commissioner's Correspondence
Chairman Fiore stated that there have not been any POCD updates. He stated that there will be an informational workshop next Thursday and recommended that the Commission submit any ideas they have and join the workshop. Ms. Whitten stated that the workshop is Thursday, April 21, 2022 at 6:30 PM and will be in the auditorium at the Annex.

Commissioner Alaimo stated that the mall people appear to have started work, which is a good sign. Chairman Fiore stated that the last big rainstorm they had, the water went over the top of the retaining pond. Ms. Whitten stated that this is supposed to happen, and it is still going to be in the flood plain no matter what. The Commission discussed the history of flooding in the area.

Director of Planning Report
Ms. Whitten stated that they hired a new Assistant Town Planner named Matt Davis, who is her age and does not need to be trained.

Administrative Approval Report
Ms. Whitten went over the following administrative approvals:

a. **SPR# 1887-** 54 Hazard Ave- Administrative Approval for two electric charging stations at Stop N' Shop; Trent Suddeth, Applicant; Enfield Station, LLC, Owner; BR Zone.
b. **SPR# 1886** – 312 Hazard Ave – Administrative Approval to open a Physical Therapy office; Stacy Oliveira, Applicant; Hazardville Hotel LLC, Owner; Map 83/Lot 270; HVBL Zone.

Applications to be Received
Ms. Whitten went over the following applications to be received:

a. **PH# 3024** – 100 Elm St – Modification request for an addition of a deli; Christopher Algoo, Applicant; Alliance Energy, LLC, Owner; Map 43/Lot 15; BR Zone.
b. **PH# 3034MA** – 1706 King St – Application for a zone change from Business General to Industrial-1; Josh Sullivan, Applicant; Burlington Coat Factory Warehouse Corporation, Owner; Map 14/Lot 26; BG Zone
c. **PH# 3037** – 50 Weymouth Rd – Special Use Permit Application for a farm brewery; Charles Mastroberti, Applicant/Owner; Map 16/Lot 111; R-44 Zone.
d. **PH# 3038** – 370 N. Maple Rd – Modification to replace the berm with a solid vinyl fence; Mayfield Place, LLC, Applicant/Owner; Map 78/Lot 30; MFHD Zone.
e. **SPR# 1888** – 140-148 Hazard Ave – Request to replace the existing 1-story building with a 2-story building and to add an addition to the existing Cancer Center; Trinity Health of New England, Applicant; Johnson Memorial Hospital Inc., Owner; Map 65/ Lots 86-90; BP & R-44 Zones.

Opportunities/Unresolved Issues
Ms. Whitten stated that the Public Hearing for cannabis will be on April 28th. Commissioner Alaimo asked if it is worth having this at Fermi, to which Chairman Fiore replied that they can accommodate it in the Council Chambers.

Commissioner DeGray asked if it should be a separate Public Hearing as there may be quite a few people. Ms. Whitten stated that they vacillated about this as well but there is not a lot of information to review. Chairman Fiore stated that people have to talk about what is in the regulations so he will be limiting discussion to only what is pertinent in the regulations. He stated that if they do get bombarded, they can extend it.

Adjournment

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

The motion passed with an 8-0-0 vote.

Votes: 8-0-0

The meeting was adjourned at 8:12 PM.

Prepared by: Elizabeth Bouley

Respectfully Submitted,

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John Petronella, Secretary