

**ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
MONDAY, SEPTEMBER 19, 2022**

A Regular Meeting of the Enfield Town Council was called to order by Mayor Cressotti on Monday, September 19, 2022. The meeting was called to order at 7:00pm.

PRAYER – Councilor Santanella gave the Prayer.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

MOTION #6360 by Councilor Mangini, seconded by Councilor Finger to move up Item B-5, the appointment of Ken Nelson Jr., up on the agenda so it can be voted on.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6360** adopted 9-0-0.

MOTION #6361 by Councilor Ludwick, seconded by Councilor Unghire to appoint Ken Nelson Jr. (R) as District 1 Councilor until 11/13/23.

Upon a **ROLL-CALL** vote being taken, the chair declared **MOTION #6361** adopted 9-0-0 and Ken Nelson Jr. appointed as District 1 Councilor.

Chairman Cressotti called Mr. Nelson forward so the Town Clerk could administer the oath of office.

Mr. Nelson was asked by Sheila Bailey, Town Clerk raising his right hand, if he solemnly swore and sincerely affirmed that he will support the Constitution of the United States, the Constitution of the State of Connecticut, as well as the Charter and Ordinances of the Town of Enfield, and that he will faithfully discharge, according to law, his duties as a member of the Enfield Town Council to the best of his abilities so help him God or upon penalty of perjury.

Mr. Nelson answered yes.

Chairman Cressotti said it was his pleasure to welcome him to the Town Council, again. He is confident that Councilor Bosco is looking down tonight and happy to see him take his seat.

Councilor Nelson said that he wished this was not happening tonight and that Joey was still sitting up there. He said he will do his best. He will never fill Joey's shoes, he does not want to fill his shoes because he will be walking right beside him.

Chairman Cressotti invited Councilor Nelson to take his seat up front with his nametag.

ROLL-CALL – Present were Councilors Cekala, Cressotti, Despard, Finger, Ludwick, Mangini, Nelson, Pyznar, Santanella, and Unghire. Councilor Hopkins was absent.

Also present were Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steven Bielenda; Town Attorney, James Tallberg; and Town Clerk, Sheila Bailey.

FIRE EVACUATION ANNOUNCEMENT – Mayor Cressotti made the fire evacuation announcement.

MINUTES OF PRECEDING MEETINGS

MOTION #6362 by Councilor Mangini, seconded by Councilor Finger to accept the minutes of the Special Meeting on August 29, 2022.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6362** adopted 8-0-2. Councilors Despard and Nelson abstained.

MOTION #6363 by Councilor Cekala, seconded by Councilor Mangini to accept the minutes of the Regular Meeting on August 29, 2022.

Councilor Pyznar wanted to go on record to say that once again, there were conversations missing from the minutes. She said that she received an answer from the Town Manager today regarding the minutes and the construction of them are something that Sheila will address tonight. She will wait for that, but she did come prepared to read in the narrative off the You Tube video. She stated that until the minutes have conversations that she feels are relevant to the meeting, she will continue to vote no for them. She does understand that the minutes cannot be word for word, but important pieces of conversation should not be missing. She feels that it is negligence to the residents.

Councilor Unghire stated that it does not seem to be the Councilors information that is missing, but over on the other dias. She would like to see it more accurate.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6363** failed 5-4-1. Councilors Finger, Ludwick, Pyznar, and Unghire voted against. Councilor Nelson abstained.

SPECIAL GUESTS

Daughters of the American Revolution

Chairman Cressotti called them forward to read a proclamation. Gigi Landry and Linda Mar came forward from the DAR Connecticut Chapter.

Mayor Bob Cressotti, on behalf of the Town Council, the town administration, and the entire community, proclaimed September 19-23, 2022 as Constitution Week in the Town of Enfield, and encouraged citizens of Enfield to honor the achievements of our founders while taking time to reflect on the rights and privileges of our citizenship.

Ms. Landry thanked Mayor Cressotti for recognizing Constitution Week celebrating the Constitution's 235th anniversary. In 1955 the DAR petitioned Congress with a resolution to observe this week for the foundation of the American form of government. It was officially enacted by President Eisenhower August 2, 1956. President Bush officially declared the inception of Constitution Week in 2002. The commitment of the DAR is to encourage study and educate the public about the Constitution which was adopted on September 17, 1787.

Wreaths Across America, Pamela Townsend

Pam Townsend, the location coordinator for Wreaths Across America at St. Patrick's Cemetery, came to speak. She is also the president of the John Maciolek American Legion Unit 154. She said the members have been hosting Wreaths Across America since 2018. This year Enfield will celebrate 15 years of supporting this mission. She said it all began in 2008 when the Daughters of the American Revolution hosted the first Wreaths Across America ceremony. Gene Robinson was the first coordinator, followed by Gail Myers and Kelly Davis. In 2018 she, along with Vinny Grady, began with support of the members of Unit 154. Lori Gates continues to be a key person in Wreaths Across America's teaching mission. She works with the schools and Enfield Police, EMS, and Enfield Fire Districts, including surrounding fire districts for this mission. This is all possible because of the support of this community. She shared a video of the past 15 years of Wreaths Across America. She is so proud to live in Enfield, CT. There are several ways to sponsor a wreath. The easiest way is to go on the website www.wreathscrossamerica.org/ctspce. This year the ceremony is on December 17, 2022 at 12:00pm at St. Patrick's Cemetery. Volunteers are always needed. To volunteer contact at enfieldwaa@yahoo.com. She thanked the DAR for bringing Wreaths Across America to Enfield.

Councilor Mangini thanked her for efforts and all the volunteers that work to make it happen.

Councilor Pyznar thanked Pam and mentioned that company sponsors are a great way to fill the wreaths.

Chairman Cressotti thanked her for the presentation.

Chairman Cressotti took a moment to mention that our Town Clerk, Sheila Bailey, was recognized by her peers at the Connecticut Town and City Clerks Association's annual meeting as Town Clerk of the Year. On behalf of the Town Council, he congratulated her and thanked her for her efforts.

Sheila Bailey thanked everyone.

PUBLIC COMMUNICATIONS

Marlene Hoginski, 3 Rollins Street and Margaret Redfern, 61 Neelans Road

TRIAD is a national organization comprised of citizens, police, fire, and EMS. The mission is to educate seniors to keep them safe. There is going to be a Senior Safety Day at the Senior Center on October 7, 2022 from 12:00-2:00pm. The smoke trailer will be outside in the parking lot. There will be a demonstration on how to use a fire extinguisher properly. Police Command Center will be there, and you will be able to go inside it. The ambulance will be there, provided there is nothing going on in town.

There will also be a canine demonstration outside. Inside there will be tables set up to educate. They will have lock boxes to show you, Kelly Fisher's Alex's Army, fall prevention, medical supply, and TRIAD. There will be free hotdogs roasted by the firefighters as well as chips and cookies.

Nikki Price, 1324 Enfield Street

Ms. Price mentioned that the person who works the 5-minute timer always starts it while the person is walking up and before they sit down, and she feels that is not right. She is at the meeting tonight to talk about her thoughts contained in the email she sent to the Council on 9/11/22 regarding town staff and their lack of proper diligence concerning P & Z Commission application PH3040M8. She finds it disconcerting that town staff would suggest to the PZC that they utilize a straw poll in their proceedings when such an event is not permissible per PZC by-laws. She asked if the town has a continuous training program for staff relating to matters such as regulation, by-laws, how to remain neutral between applicants, special interest groups, the public, and when and how submissions are accepted and posted to the town website. If there is not a plan, do we plan to create one? She said there is inadequate and misleading information accepted by staff from Attorney Carl Landolina. She said no letters were received by the abutters that they were the true abutters. She submitted into record the document that Mr. Landolina submitted, and town staff acknowledged. She is also submitting the email sent to the Council 9/11/22.

Kelly Hemmeler, 10 Hartford Avenue

Ms. Hemmeler thanked the Council for filling the District 1 seat and she thanked Councilor Nelson for stepping up.

MaryEllen Diluzio, 1330 Enfield Street

Ms. Diluzio came to the meeting to speak about the zoning application for 1297 Enfield Street, The Felician Sisters, GFSI, and Community Builders. The topic of who the abutters to this property are has turned out to be quite complicated. Once 20% of the abutters of the property sign a petition objecting to the project, state law mandates that a super majority of the Zoning Board is needed to approve the zoning change. The Town Attorney was asked to supply a definition of what defines an abutter. Attorney Tallberg submitted a legal opinion on August 26, 2022 to staff. It took quite a while. He outlined two criteria for calculating the property abutters and who they were. This information was not posted on the town website until September 6, 2022, two days before the Zoning meeting. September 1, 2022, a proposed zoning notice was submitted to the town calculating new property abutters, but not posted to the town website until September 6, 2022. It was not signed but staff confirmed that it was received by Attorney Landolina's office. The folks living on Enfield Street found out they were not considered abutters, so they no longer had the 20% criteria for a super majority vote. New abutters were added to the petition before the public hearing. She found numerous calculation errors. If she had not brought it to the attention of the Zoning Board it may not have been discovered. She redid the calculations both ways and they met criteria for a 20% super majority. She also found a discrepancy between what was in the file and what was published on the town website.

Emily McIntosh, 11 Arbor Road

Ms. McIntosh stated that the last time she came she gave some background why the Council should vote no for the BOE liaison on ECAC, or at least wait until a new commission came together. She said that

Councilor Santanella told everyone what she said was complete fallacies. She came forward with everything that is in the public documents for ECAC meeting minutes. They did not agree to that or support it in the beginning. She did not lie about anything. She said she came to the Council in June to stand on the right side of right because someone else was mismanaging things. She said she deserves an apology. She stated that she did not ask to join ECAC, she was sought out by Tom Arnone and Bill Lee to be the representative for culinary arts. She turned to Ellen to say "Yes, culinary arts is part of the art community." She said for Councilor Santanella to say they don't need volunteers like her, they did support the bandshell. The only thing they did not want to do is take over complete ownership as they were only seven volunteers. She then stated that she does not even know when Ellen is not lying. She quoted an email from Ellen stating, "We would also suggest that you delegate someone on the Commission to contact CT Mural Arts and see if they can recommend and modeling a zoning ordinance from the town where they have done work so we can expedite getting that on the books." Ms. McIntosh stated that it sounds like they are asking us to do zoning stuff. She said if they really don't want volunteers like her, they need to be clear about that tonight so she can let the police department and every other organization she volunteers for know that she can no longer volunteer because she is not fit.

Matthew Enright, 57 Columbia Road

Mr. Enright spoke about a possible gap in policy with regards to responsible dog ownership. He stated that there is one dog owner in the neighborhood that does not take proper care of her dogs. The dogs escape from the house frequently and roam the neighborhood. He said Enfield does have policies regarding roaming dogs. The Police and Animal Control have come numerous times to collect the dogs. The owner then goes and gets the dogs back and they escape again. These dogs have exhibited aggression. They have attacked people and other dogs. People in the neighborhood are carrying mace. There needs to be actionable, enforceable policies. There is a lawsuit on these dogs. People are concerned for their safety.

George Hunt, 9 Midway Street

Mr. Hunt stated he lives in the same neighborhood as Matthew and that on April 10, 2022 the dogs came through the fence and knocked him on the ground and went right for the neck of his 10lb. dog. His adrenaline kicked in and he was able to save her. They go after people, dogs, and kids. The kids must wait out at the bus stop. She has received summons but does not show up to court. He said the only people that have helped him are Councilor Ludwick and Carol Hall. His dog has permanent nerve damage from the attack. They are not asking for the dogs to be killed, they are asking for the dogs to be removed because all she does is yell at them. Animal Control told her she had two weeks to fix her fence back in April and it is still not fixed.

Jack Sheridan, 7 Buchanan Road

Mr. Sheridan said God bless the defenders of our country. He thanked Kenny for stepping up.

Mr. Sheridan has spoken about the Honeywell assessment they did at the schools. It included training on how to maintain the boiler systems. He is wondering if any of this happened. He wants to know if we are ahead of the dollars or behind. There are spreadsheets that provide costs for every square foot for every school. There needs to be something in the system to keep everyone apprised. It was a long-term agreement. When Siemens presented this project, they said that they always come in under budget.

He asked how they do that, and they said when they run out of money, they stop work. Does that mean they cut things to come in under?

Jacqueline Bosco, 74 Town Farm Road

Ms. Bosco congratulated Kenny and said that she knows that Joey is smiling. He brings a lot of knowledge, and she is happy he was chosen.

Walter Kruzel, 21 Charnley Road

Mr. Kruzel congratulated Councilor Nelson. He also stated that years ago there was a CRCOG working study on Hazard Avenue and Elm Street. He was wondering if it is still going on or if it never got off the ground. We need someone with common sense who drives it every day, not a traffic engineer to screw it up. If there is any public input on the study, he would like to know.

Peter Jonaitis, 3 Farmstead Circle

Mr. Jonaitis congratulated Kenny Nelson for being on the Council now. He stated that the Councilors have the right to comment after the public. The public must wait two weeks before they can comment on what the Councilors say. He said he is going to throw out a quick seven questions that they may or may not want to answer.

1. Martha's Vineyard, Chicago, New York City, Washington D.C., dropping off illegals - political ploy or making a point?
2. Our southern border - is it under control as Vice President Kamala Harris claims it to be?
3. Should abortions have a time limit? 14 weeks, 16 weeks, 20 weeks, 25 weeks, or allowed up until birth?
4. Is systemic racism being practiced in our schools in Enfield, CT and across the country?
5. If someone in Enfield wants to be a racist or harbor anti-gay or trans feelings, or simply doesn't care one way or another, is it that individual's right to believe what he or she wants to believe, regardless of what other choose to believe?
6. Was the Inflation Reduction Act a good piece of legislation? Was there more money in the bill that went to other things other than attempting to bring down inflation?
7. Was the raid on Mar-a-Lago justified in lieu of what Hillary Clinton did with her emails, servers, and hard drives?

He said you can answer yes or no, but he said he will give you leeway to answer, I don't know. Those questions have no relevance to be on the Town Council. Councilor Hopkins asking questions like "Do you believe Enfield teachers are grooming students?" and "Do you believe the last Presidential Election was legitimate?" that were echoed by Councilor Santanella and Despard who agreed with his statements, are all guilty of asking questions that have nothing to do with serving on the Council. He said to everyone who voted "no" to Jim Nasuta, shame on them. Mr. Jonaitis said two councilors said there were times, plural, that people were blocked from filling a vacancy and the only one he is aware of is Tom Arnone. He ended by saying Councilor Hopkins stated that we need a more diverse teaching staff here in Enfield, even if it means increasing their pay to do so. He has no clue of the ramifications of a statement like that contractually.

Chairman Cressotti declared Public Communications closed.

COUNCILOR COMMUNICATIONS

Councilor Unghire offered her condolences to Josh Warnock (ETV) and his family. He recently lost his mother and more recently lost his father. She thanked him for his great service in Enfield.

Councilor Unghire congratulated Councilor Nelson for stepping up and filling the seat, she looks forward to working with him. She thanks his wife Jo Marie because this involves her, too.

Councilor Unghire wished Jackie Bosco a happy birthday as it was her birthday that day and she hopes that Kenny being seated was icing on her cake.

Councilor Unghire told Emily McIntosh that she was sorry that her tenure on the ECAC ended the way that it did. She was a very dedicated and hardworking member of that committee.

Councilor Mangini welcomed Councilor Ken Nelson who she has served with in the past.

Councilor Mangini asked if they could get some current information or a status on what is happening with the dog issue.

Councilor Mangini would like to get an update on the ARPA funds, what we have expended, and how much is left. Also, what we are looking to do going forward?

Councilor Finger stated that he attended Family Day this past weekend. There were a lot of teachers there and a lot of good programs. The Police Department was there with a table to answer questions on the upcoming public hearing for the referendum. There were many families in attendance.

Councilor Finger asked if we could look into getting corporations or sponsors for benches along the bike path on Town Farm Road. He said he knows a couple organizations that might be interested in doing this.

Councilor Finger and Mayor Cressotti went to JFK a couple weeks ago after some rain and there were huge puddles in the fields. He said the films were sent to Councilor Cekala and Donald Nunes and have not heard what is going on with that. He heard through the grapevine that DPW was there working on the fields, but he hopes not because he doesn't think we own the fields yet.

Councilor Finger stated that regarding Teach Street and the road being redone, the crack between the apron and driveway has never been the responsibility of the town. He did mention that the area is now on the crack sealing list.

Councilor Finger talked about all the wonderful things at Brainerd Park. He had a resident come up to him in the grocery store and asked about looking into the 4 x 4 wooden rails. He said his child went to go to the play area over it and it broke through.

Councilor Finger put forward to the Leisure Committee whether after upgrades to Powder Hollow, they could look into Lego Complex next. He said if we want our facilities to be number one, we need to treat all facilities the same. He thanked the Town Manager and Assistant Town Manager for coming out and looking at it with him.

Councilor Finger asked for an update on the crosswalk signs on Shaker Road that Mr. Roy emailed about.

Councilor Finger welcomed Kenny to the Council. He said he will not apologize for his actions and reasoning, but he will apologize for some of the words he used at the last meeting. He said he will not change his mind on things that he thinks are right.

Councilor Despard stated that about a month ago he looked into the aggressive dog issue and they were told that they were not calling the police enough. He does think that this needs to be addressed to come up with a remedy.

Councilor Despard mentioned that this Wednesday from 5-8:00pm, Red Robin will be donating 10% of their food and non-alcoholic beverage sales to Enfield Safe Harbor for the homeless.

Councilor Pyznar said that she, too, was at Family Day.

Councilor Pyznar also went to the Mexican Independence Day. The Mexican Independence Day started at her church, St. Patrick's Parish.

Councilor Pyznar agrees that something needs to be done about the dog issue.

Councilor Pyznar brought up the material from Ms. Diluzio and Ms. Price. She asked if there is a way to check the numbers to see if the residents are correct. It seems concerning to her that the dates don't coincide. She thinks that the residents that have come forward deserve some sort of an explanation.

Councilor Pyznar feels sorry for the way Ms. McIntosh was treated. She stated that she went back and looked at past minutes from meetings and a lot of what she said was true, she was willing to work with what was asked of her. Councilor Pyznar is willing to let her come and sit with the Council and get things off her chest and clear her name. She feels as though she was called a liar. She asked for consideration in having a special meeting with her.

Councilor Ludwick asked Attorney Tallberg to speak about the abutter questions. He mentioned that the residents that put together the documents for it did great work. He would like to get a comment for the abutter question for Ms. Price and Ms. Diluzio.

Councilor Ludwick wanted to know if there is an ordinance to address what the dog people are asking. He said state statute is lenient towards this kind of thing and wanted to know if this could go to the Public Safety Subcommittee. It would be nice to have a local ordinance to address this.

Councilor Ludwick stated that he calls the state regarding the signs on Shaker Road, and he is told that they need a recommendation from the local traffic person before they will consider putting up signs. He asked if there is a way to do this through the Public Safety Subcommittee.

Councilor Ludwick asked to get the report Mr. Sheridan brought up. He thinks the Facilities Committee used to get it where it outlined a lot of the questions Mr. Sheridan had.

Councilor Cekala mentioned that this Wednesday, September 21, 2022, is the International Day of Peace. This year the theme will be gun violence. The Enfield Congregational Church will be lit in orange. They will hold a vigil at 7:00pm, at 1295 Enfield Street.

Councilor Cekala mentioned that she was contacted by a couple of parents who said the new softball field is beautiful. The only concern was how far away the porta potty is, and it being located near where the men's league plays so she didn't know if they could get one closer. Another concern is that the parking lot is not lit so it is extremely dark. Maybe there could be some temporary lighting for the season.

Councilor Cekala shared that the JFK fields had a clog and there was some confusion on who has possession of the fields. She believes that in the last week or so the fields have been turned over to the town according to the JFK Chairman.

Chairman Cressotti announced that the 360 Federal Credit Union is collaborating for a free shred day on Saturday, October 1st from 9:00am-12:00pm at the Town Hall. They are asking for people who bring papers to be shredded to bring a nonperishable food item for the food shelf.

Chairman Cressotti mentioned that there will be a police officer swearing in ceremony coming up this week on the 21st at 1:00pm at the Enfield Police Department. There will be two new officers, Matthew Schnepf and Tyrone Keels.

Chairman Cressotti said it has been over a week since the Community Conversation at Enfield High School. There is a lot of work going on behind the scenes at the Town Hall and BOE. He thanked everyone involved in this work dealing with diversity. They came up with a diversity statement. "We believe every child is unique and the diversity of our students is what makes Enfield Public Schools exceptional. To thrive and excel, all are welcomed, accepted, respected, and supported."

Chairman Cressotti mentioned that he received complaints regarding the speeding in the Varno Lane area. There are a lot of children living in the area. The posted speed limit is 25 mph and there have been reports of cars doing 50 to 60 mph. We need to do something to reduce the speeds in that area.

Chairman Cressotti has asked for motor vehicle enforcement on Shaker Road for Mr. Roy. He stated that Enfield has 51 requested motor vehicle enforcement areas. Sergeant Meyer reached out to contacts with the State of Connecticut to review the signage and markings at those locations.

Chairman Cressotti mentioned that on October 20, 2022, the Commission on Aging will have a symposium on mental health for the seniors. This will be held at Asnuntuck Community College from 9:00am-12:00pm.

Chairman Cressotti thanked everyone for their condolences with the loss of his wife's sister who was a staple at the Enfield Food Shelf during her retirement years.

Chairman Cressotti welcomed Councilor Nelson.

Councilor Nelson apologized for his emotion, but the seat he is taking is very emotional. He thanked his wife, Jo Marie and his family. Without their support he would not be here. The Bosco's and Joe have been pushing him to do this since he found out he was sick. He thanked the Enfield Republican Town Committee for their support. He also thanked Carol Hall for getting him to make the move to try to take the seat. He looks forward to working with everyone to do the best for Enfield.

TOWN MANAGER REPORT AND COMMUNICATIONS

Ms. Zoppo-Sassu brought up the code and safety upgrade project at the Enfield Square Mall. The final bill has come in at \$97,486, and there has been lien placed on that property in that amount. There are conversations about them paying that sooner rather than later.

Ms. Zoppo-Sassu mentioned that there is an RFP for the grant writer that was approved at the last Council meeting.

Ms. Zoppo-Sassu gave a COVID update stating that since September 13, 2022, there have been 100 additional cases. There have been 91 deaths in the Enfield community. There has been a 5.2% increase in positivity over the last ten days. Town Hall and branch services have been hit hard so they are monitoring workforce issues.

Ms. Zoppo-Sassu stated that the Shaker Pines and Hazardville consolidation talks are moving forward. There are consultants working with the two divisions talking about scheduling and staffing. They are having the staff approaching consolidation prepare books for the tax collecting duties for next year.

Ms. Zoppo-Sassu stated that the demolition for the Lamanga is set to begin tomorrow. The pool has been recently filled and flattened. After the Lamanga, they will move to the abatement and demolition of the Strand. All of this is on schedule right now.

Ms. Zoppo-Sassu stated that they are accelerating their review of properties downtown, especially the landlords. There is currently an issue on Thompson Court with infestations and apartments where there are children, unsanitary conditions, and illegal apartments. This may involve relocation issues if those units are deemed uninhabitable and must move to be condemned..

Ms. Zoppo-Sassu stated that they are working with the Enfield Soccer Club and the Enfield Soccer Association and there is major movement with those two organizations. She said they are close to resolving the personal property and fixtures issue with the concession stand.

Ms. Zoppo-Sassu mentioned that East Windsor has invite us to walk a portion of the Rails to Trails proposed area on Monday, September 26th any time after 5:00pm. Please RSVP if you plan on attending.

Ms. Zoppo-Sassu shared news about the St. Adalbert's gym. The deal with the court is probably not moving forward. Mr. Bellock is moving in a different direction. He has filed a site plan for housing on that site instead.

Ms. Zoppo-Sassu stated that the crack sealing schedule starts on Monday.

Ms. Zoppo-Sassu stated that there have been several arrests and several summons on the situation with the dog issue they are trying to resolve. She said they did have the bus stop on that street moved.

Ms. Zoppo-Sassu stated that arrangements have been made to move the porta potty at Brainard and she will refer the parking light issue as well.

Ms. Zoppo-Sassu stated that as they went through councilor communications, there are at least four items that will need motions so we can move them to committee to keep the issues moving.

MOTION #6364 by Councilor Ludwick, seconded by Council Despard to refer the matter of reviewing Chapter 10 which is titled Animals of our Ordinances to the Public Safety Committee.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6364** adopted 10-0-0.

MOTION #6365 by Councilor Nelson, seconded by Councilor Santanella to refer to the General Government and Finance Committee to review and examine potential programs for memorial benches and possibly tree programs.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6365** adopted 10-0-0.

MOTION #6366 by Councilor Ludwick, seconded by Councilor Despard to refer to the Leisure Services Committee to review the potential upgrade to Shaker Field Complex.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6365** adopted 10-0-0.

MOTION #6367 by Councilor Nelson, seconded by Councilor Pyznar to refer to the Public Safety Committee a discussion of placing AED devices in various locations.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6367** adopted 10-0-0.

Ms. Zoppo-Sassu stated that this one will have a budget impact. They are about \$2650, but worth it.

Chairman Cressotti wanted recognize Enfield High School trainer Brittany Berg and town employee Matt Morcus, and Mr. Abrahms.

Councilor Ludwick asked regarding the tenants that we are thinking of relocating, couldn't we contact local landlords to help, and is there any more rehab money?

Ms. Zoppo-Sassu stated that they would like to keep all the families in Enfield and especially the kids in the schools. We are bound as a community to the state Uniform Relocation Act. The town does front the money in this situation for relocating or staying in a hotel on a temporary basis. The town places a lien on those expenses to the owner of the property.

Councilor Ludwick mentioned that maybe some of the money can go to helping other landlords take people in.

TOWN ATTORNEY REPORT

Attorney James Tallberg stated that the Town of Enfield does have a vicious dog ordinance. There is an entire process starting at §10-51. It provides for a hearing, an appeal process, and that is separate and apart from state law. There is a whole statutory scheme, General Statute §22-358. Enfield does have three Animal Control Officers operating out of the Police Department. He suggested routing this dog issue through the Animal Control Officers.

In response to the P&Z issue, Attorney Tallberg stated that members of the public have an absolute First Amendment right to petition for change and come before the Council and speak their mind about virtually any issue. This, in his understanding, is the subject of an action before the PZC that has not been acted on. The public hearing was closed, and it would be inappropriate for him or any other town employee to comment on a matter pending before the PZC. The Council does not have jurisdiction over the PZC. It's fine for people to voice their opinions, but it would be inappropriate if he interjected himself into it. It must go through the normal process with the PZC.

Councilor Santanella asked if these documents were presented to the PZC, should we expect that they would give them the consideration that they are due, since the documents were suggesting that some calculations were not done correctly?

Mr. Tallberg said it is before the PZC and whatever they receive for the record would have to go through the process.

Town Clerk, Sheila Bailey, spoke about the situation with the minutes. On the Monday following Council meetings, the Board Secretary sends her draft minutes, and she goes through and adds resolution numbers if they are missing, adds account numbers for transfers, adds addendums, and cleans up some of the commentary and review as best she can. The minutes must be posted that same day to meet FOI requirements. Based on her experience in other towns with Robert's Rules of Order, she handed out a

copy of Robert's Rules to the Councilors tonight and quoted what Robert's Rules has to say about minutes. "Minutes are not a play by play; minutes are a record of what happened at a meeting not what was said. Avoid recording the debate, just record the outcome. Avoid verbatim quotes." In the packet she also included copies of minutes from towns similar in size to ours. Manchester, for example, has a little bit of commentary in their minutes. We have more in ours. In Vernon's minutes their public participation have only one line per resident. West Hartford includes no commentary.

She has had several conversations with the Town Manager about narrowing down the commentary in our minutes beginning within Ms. Zoppo-Sassu's first 30 days in office. This was when the Town Manager worked to streamline agendas in conjunction with this Council. When she first started, the agendas were five or six pages, now they are down to one or two pages. In editing the minutes from August 8, 2022, there was a section that she deleted; not the Town Manager and not the Board Secretary, because they did not seem germane to the meeting. For the record they were:

"Ms. Zoppo-Sassu stated they were adding a 4-way stop at the intersection of Clinton and Taft on Abbe Road.

Ms. Zoppo-Sassu stated that she has been a donor and supporter of Congressman Courtney for years and will continue to support anyone who supports her goals.

Councilor Finger wanted to make sure the Farmer's Market signs get changed this weekend.

Councilor Mangini suggested talking to the 4th of July Committee regarding issues.

Councilor Ludwick asked about the crumbling foundations and asked if we have a CO on any that are ongoing.

Councilor Ludwick disagreed and stated that the town manager should be non-partisan."

Ms. Bailey stated that she thought those comments were not germane to the items on the agenda or not even particularly controversial. She took ownership for those comments being edited because the Board Secretary had received calls and emails about it. She said it was brought up that it looked like only specific comments were deleted. She would like to bring the Public Participation portion of the meeting to everyone's attention. She stated that if someone speaks for the full five minutes given by the Mayor during Public Communications, that is 500 to 750 (a page/page and a half) of words depending on how fast they are speaking. Each person's comments are reduced to three or four sentences in the minutes. During the last meeting on August 29, 2022, the Deputy Town Clerk and Board Secretary felt compelled to put as much commentary as possible because they were nervous. It took them 26 hours to prepare the minutes. 26 hours is not a good use of time for her Deputy, and she cannot pay a Board Secretary enough to make it worth her while because the stipend that she is given would be way less than minimum wage. She was surprised to hear that some Councilors felt that items were missing from the 29th minutes because she knows how much time and effort went into the minutes. Under the Freedom of Information Commission, the proper way to fix that would be to make a motion requesting the comment be included. The Councilors then would vote on the amendment and then vote to adopt the minutes as amended.

When the minutes are uploaded to the website, that is also when they go to the Town Manager's office. The Town Manager and her staff have zero ability review the minutes prior to them being posted, stamped, and filed.

REPORT OF SPECIAL COMMITTEES TO THE COUNCIL

Councilor Pyznar stated that she went to the Commission on Aging. She thanked everyone working with the Senior Minor Repair Program. They have completed 180 tasks and served 120 residents. The program will run through November 1st. You can call (860) 253-6396 to make an appointment.

Councilor Pyznar mentioned that there is a phenomenal support group in town for grandparents who are raising their grandchildren. Kay Tallarita did a wonderful job creating the program. It could also be an aunt raising a niece or nephew. You can call (860) 253-5214 and they do have monthly meetings.

Councilor Pyznar mentioned that she was told that the symposium was by invitation only so if someone wants to go, they should call before they go.

Councilor Pyznar mentioned that with EFRC, they have been invited to go through JFK. They have openings in the teenage program. The number for EFRC is (860) 253-9935.

Councilor Pyznar gave a shout out for the farm to table dinner at the Fairfield Inn for Connie Provencher. Call their number to buy tickets.

Chairman Cressotti mentioned that the Social Services Subcommittee met last week, and they revisited the proposed job description and the reallocation of salaries for two workers in the absence of the supervisor/manager for the Enfield Transportation. There is a resolution later in the agenda, no impact to the budget, and actual savings. He commended Patty Love and Sharon Pepin for stepping up their efforts in that department.

UNFINISHED BUSINESS – None.

NEW BUSINESS **CONSENT AGENDA**

Chairman Cressotti stated that there is an issue with Item 3 under Consent Agenda, cancel November 7th meeting.

Ms. Bailey stated that the election is on the 8th and the room will be used for Election Day Registration.

Ms. Zoppo-Sassu stated that Ms. Bailey discovered earlier in the day that the website reflects that the Council is meeting on the 7th and 21st, which is why they created Item 3 tonight. However, when the Council filed the official calendar last year, November 14th and 21st were selected which are back-to-

back. She said therefore, for tonight it is being suggested to remove Item 3, no action, and all can decide how to handle November. There is plenty of time to decide without making them special meetings.

Councilor Pyznar would like Item 1 removed for discussion.

Councilor Nelson asked if they could have the Registrars of Voters there for that discussion.

Ms. Bailey stated that the grant is from the State of Connecticut going to every town in varying amounts depending on the number of absentee ballots we issued at the 2020 election. That is specific to Town Clerks, not Registrars of Voters. They don't handle the issuing of absentee ballots.

Councilor Nelson stated that there were problems with the absentee ballots last year and the state got involved. Is the dollar amount reflected on all the ballots that went out that were illegal?

Ms. Bailey believes that during the 2020 election, the issue where the state got involved and the State Election Enforcement Commission came to Enfield was due to the post office. There were around 200 absentee ballots that came in late. The Election Enforcement Commission just recently came out with their decision saying it was in fact a problem with the post office.

Councilor Nelson asked about the ballots for the municipal election.

Ms. Bailey responded with that was when a party sent out applications that were pre-filled. On the application itself they just completed the name, address and date of birth without signing with a wet-ink signature that they assisted the voter. The State Elections Enforcement did rule on that as well. The applications were honored because the voters sent them in good faith. All parties have been notified that this can't happen in the future. This grant is to handle what is expected to be an increase in absentee ballot applications. It will be used for additional ballots and additional postage.

Councilor Santanella asked for clarification that this is from the 2020 demand not the 2021 demand.

Ms. Bailey stated that is correct.

Councilor Santanella asked for clarification that there was no impropriety of ballots that came back or dead people voting.

Ms. Bailey said no, it was nothing like that.

Councilor Ludwick asked if there are cameras on the drop-boxes.

Ms. Bailey responded that there are cameras at the ones at Town Hall and Enfield Express but not at the one on Middle Road Library.

Councilor Ludwick asked if some of the money be used to put a camera there.

Ms. Bailey said yes, if it is purchased and installed on time.

Councilor Ludwick suggested we purchase a camera for the library.

Ms. Bailey clarified that it is the least utilized site. Once ballots start being issued, she checks the boxes every day. It takes two keys to open a box and only her and the Deputy Town Clerk have keys.

MOTION #6368 by Councilor Mangini, seconded by Councilor Despard

RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made:

FROM: Misc. State Revenue		
Absentee Ballot Support Grant	10040000-413699	\$11,492.00

TO: Town Clerk

Salaries Part-Time	10160100-512000	\$ 2,655.00
FICA	10160100-522000	\$ 275.00
Medicare	10160100-512100	\$ 70.00
Postage	10160100-553500	\$ 4,100.00
Printing & Reproduction	10160100-555000	\$ 3,500.00
Office Supplies	10160100-561200	\$ 892.00

CERTIFICATION: I hereby certify that the above-state funds are available as of August 23, 2022.
/s/ John Wilcox, Director of Finance.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6368** adopted 10-0-0.

MOTION #6369 by Councilor Cekala, seconded by Councilor Nelson

RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made:

FROM: Child Development Center		
Other Revenue	22040416-413699	\$13,000.00

TO: Child Development Center

Salaries	22040416-511000	\$ 3,000.00
Printing	22040416-555000	\$ 2,000.00
Supplies/Materials	22040416-560000	\$ 3,625.00
Instructional Supplies	22040416-561100	\$ 2,375.00
Food	22040416-563000	\$ 2,000.00

CERTIFICATION: I hereby certify that the above-state funds are available as of September 19, 2022.
/s/ John Wilcox, Director of Finance.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6369** adopted 10-0-0.

APPOINTMENTS/TOWN COUNCIL APPOINTED

MOTION #6370 by Councilor Nelson, seconded by Councilor Unghire to appoint Joyce Bolanos (D) to the Enfield Culture and Arts Commission until 5/31/24.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6370** adopted 10-0-0.

MOTION #6371 by Councilor Nelson, seconded by Councilor Despard to appoint Nzima Sherylle Hutchings (D) to the Enfield Culture and Arts Commission until 5/31/24.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6371** adopted 10-0-0.

MOTION #6372 by Councilor Nelson, seconded by Councilor Cekala to reappoint Nancy Smyth (U) to the Historic District Commission until 8/31/27.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6372** adopted 10-0-0.

MOTION #6373 by Councilor Mangini, seconded by Councilor Nelson to reappoint Lillian Troiano (D) to the Historic District Commission-Alternate until 8/31/27.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6373** adopted 10-0-0.

APPOINTMENTS/TOWN MANAGER APPOINTED/COUNCIL APPROVED – None.

APPONTMENTS/P&Z COMMISSION APPOINTED/COUNCIL APPROVED – None.

RESOLUTION #6374 by Councilor Cekala, seconded by Councilor Santanella.

BE IT RESOLVED, that the Enfield Town Council does hereby approve the two (2) year collective bargaining agreement between the Town of Enfield and the Enfield Police Employees Association (EPEA) dated July 1, 2022 through June 30, 2024.

Councilor Nelson stated that he will abstain from the vote because he was not privy to the executive session and the back and forth.

Upon a **ROLL-CALL** vote being taken, the chair declared **RESOLUTION #6374** adopted 9-0-1. Councilor Nelson abstained.

RESOLUTION #6375 by Councilor Mangini, seconded by Councilor Cekala.

RESOLVED, that in accordance with Chapter 7, Section 2 of the town charter, the Enfield Town Council does hereby adopt the job description of the following positions,

Transportation Dispatcher Day wage - \$26.00 per hour

Transportation Dispatcher Night wage – \$27.00 per hour

Part-time transportation Dispatcher Day Back-up Driver wage - \$24.00 per hour

Councilor Pyznar stated that it seems as though they just received a raise.

Mr. Bielenda said that is correct. Here, the transportation manager left the Town of Enfield. The department has been orphaned from having a supervisor. The dispatcher stepped in to assume additional responsibilities, so the union does something called impact bargaining. We need to give them a bump up because they are doing things outside of their job description. We are ahead because we have not had to fill the manager position. They are looking to create an additional part-time dispatcher position.

Councilor Pyznar wanted clarification that they are not going to fill the manager position. These other two will do the work of one.

Councilor Nelson asked when the supervisor retired from WPC did the Building Department get bumps?

Mr. Bielenda stated that the person that took over some of the responsibilities temporarily is receiving a stipend until the position is filled.

Councilor Nelson wants to know when someone is hired for the Transportation Supervisor, do the other employees drop back down in pay?

Mr. Bielenda does not plan to fill the position until the train station is built in two or three years. At that point we will see what the needs are. He said they are not actively trying to fill the position.

Councilor Finger wanted to know why two people are taking on extra responsibilities instead of one and just filling the supervisor position.

Mr. Bielenda stated that the two people are just helping with scheduling. They don't have hiring, firing, supervisor duties. It is still being supervised by the supervisor of the former supervisor. The union can't supervise themselves.

Councilor Ludwick asked how many employees there currently are in the department.

Mr. Bielenda stated seven or eight because they are understaffed. There are normally ten or eleven.

Councilor Ludwick is okay with giving them more for doing more work, but what if a transportation manager is hired?

Mr. Bielenda stated that he can't exceed the budget. Right now the town is going to benefit \$36,500. They are doing everything to keep the service going.

Upon a **ROLL-CALL** vote being taken, the chair declared **RESOLUTION #6375** adopted 10-0-0.

RESOLUTION #6376 by Councilor Mangini, seconded by Councilor Despard.

BE IT RESOLVED, that the Enfield Town Council recommends an 8-24 referral under the CGS to the Planning and Zoning Commission for their review of the requested parcel swap between the Town of Enfield and Raffia Farms.

Councilor Finger stated that the 20 acres is being leased by Collins Farm. He wants to know why we are giving this up.

Chairman Cressotti stated that it is just a referral to P&Z.

Councilor Nelson stated that as Chairman of P&Z, anytime they got a referral from the Town Council, it was favorable. If we have not discussed this, how are we giving a referral?

Ms. Zoppo-Sassu stated that whenever a town acquires or tries to sell property, that also must go to P&Z. This was a request from Mr. Raffia. It was discussed but never finished the cycle. He asked to revisit the file. If it is Council's wish to have discussion on this, she recommends referring it to a subcommittee to have a more intense conversation. P&Z can send a recommendation back to Council that they can't do this because they have ultimate authority.

Chairman Cressotti would still like it to go to P&Z.

Councilor Ludwick stated that this is not just selling land, there is farmland preservation. There are right of way issues. It is a complicated situation. We should be sending this to the subcommittee first. This is prime farmland and if we keep giving it up we are not going to have any left.

Councilor Nelson stated regarding this piece of land, the town spent millions fixing people's backyards that fell into this escarpment. There are still major erosion issues going on back there. He thinks that this is more than a subcommittee and the whole Council should be privy to it. Also, what are we saying to Collins Farm when we sell the land they are using to their competition without even offering it to them?

Councilor Cekala stated that they are not giving up, selling, or leasing anything tonight. They are simply making a referral and the land use board will determine if this is a good land use deal. It will then come back to the Council and the Council can say yes or no.

MOTION #6377 by Councilor Pyznar, seconded by Councilor Finger to table
RESOLUTION #6376.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6377** adopted 8-2-0. Councilors Mangini and Cekala were against.

RESOLUTION #6378 by Councilor Mangini, seconded by Councilor Despard.

BE IT RESOLVED, that the Town Manager or her designee is authorized to execute the attached Temporary Easement Agreement.

Councilor Ludwick wanted to be clear this is for the property owner's right of way.

Mr. Tallberg stated that Attorney Cerrato prepared and negotiated most of these terms with the residents. The easement is town-owned land which these landowners had a right to use. The town also needs access over at least a 10-foot strip of both of these two resident's lands. The agreement buys peace and everyone is happy.

Councilor Ludwick asked what happens when the next project comes in?

Attorney Tallberg said hopefully, they will buy peace with the neighbors.

Councilor Santanella asked for clarification saying the town is only on the hook for the \$7500 and the company will be responsible for the \$250 per day over that.

Attorney Tallberg stated the contractor has a \$1000 liquidated damages clause that they are going to have to pay if they don't do the work within 30 days.

Upon a **ROLL-CALL** vote being taken, the chair declared **RESOLUTION #6378** adopted 10-0-0.

RESOLUTION #6379 by Councilor Nelson, seconded by Councilor Santanella to approve the endorsement of ARPA Small Business Grant Program.

Councilor Ludwick wanted to know, depending on how much interest is here, if this could be to help folks restart a business loss due to COVID. He also wanted to get a review of the why or why not of which businesses are approved.

Ms. Zoppo-Sassu told Councilor Ludwick they need to think of Economic Development and their staff on this project. They will be making recommendations to the Council and then Council will be the approving authority on who gets funding. They are keeping an open mind on how they are approaching this.

Upon a **ROLL-CALL** vote being taken, the chair declared **RESOLUTION #6379** adopted 10-0-0.

RESOLUTION #6380 by Councilor Cekala, seconded by Councilor Nelson.

BE IT RESOLVED, that the Enfield Town Council does hereby refer the recommendation from the Conservation Commission to the Planning & Zoning Commission for the adoption of an Open Space Ordinance to allow for Enfield Landowners to take advantage of the PA 490 open space classification.

Councilor Ludwick said he knows it was not a specific requirement but there was a list of other towns and what their ordinances are. He stated that he likes the way Canterbury does it. He prefers not to put an acreage on it. He wanted to make sure they were going to have a chance to review it.

Chairman Cressotti stated that he thinks this is a good proposal and he likes the information received and the criteria mentioned by several towns that do have this type of ordinance.

Upon a **ROLL-CALL** vote being taken, the chair declared **RESOLUTION #6380** adopted 9-0-1. Councilor Nelson abstained.

ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING – None.

PUBLIC COMMUNICATIONS

Bob Tcatz, 815 Woodgate Circle

Mr. Tcatz stated he had three things to mention.

1. He congratulated Councilor Nelson and said he brings a lot of expertise.
2. He approached the Town Manager about the lights on Route 91 in the King Street area. He said there were 32 stanchions in the Enfield area that were completely out.
3. He said he was watching a P&Z appeal meeting about the used tire dealer up at the state line. He was getting crucified, in his opinion, about the tires that were outside the storage area. On Labor Day weekend he did a survey and drove around all the tire and car dealers. He is under the impression that there is no ordinance on the way the tires should be stored. Some were behind dealerships in the woods, some were up against the building. It is dangerous to have them against the building because of fires. The town should come up with an ordinance to where they should be stored.

Pam Townsend thanked Councilor Finger for going through her neighborhood checking out the roads. She also welcomed Councilor Nelson and stated that she looks forward to working with him in District 1.

Chairman Cressotti closed Public Communications.

COUNCILOR COMMUNICATIONS

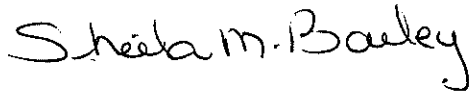
Councilor Mangini wanted to compliment the Town Clerk. She said her and her staff do an exceptional job, especially with the minutes.

ADJOURNMENT

MOTION #6381 by Councilor Nelson, seconded by Councilor Unghire to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6381** adopted and the meeting stood adjourned at 9:54pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Sheila M. Bailey". The signature is written in a cursive, flowing style.

Sheila M. Bailey
Clerk to the Council
Town Clerk

Tina Demers
Secretary to the Council

Good evening. Nikki Price, 1324 Enfield Street.

I am here tonight to state publicly my thoughts contained in the email I sent to the Town Council on September 11, 2022 regarding Town Staff and their lack of proper diligence with regards to Planning and Zoning Commission application PH3040MA.

I find it disconcerting that Town Staff would suggest to the PZC that they utilize a straw poll in their proceedings when such an event is not permissible per PZC by-laws. This clearly indicates a lack of knowledge or understanding of such regulations/by-laws. Through the Mayor to the Town Manager, does the Town of Enfield have a continuous training program for staff relating to matters such as: regulations/by-laws, how to remain neutral between applicant(s), special interest groups, and the public, when and how submissions are accepted and posted to the town website? If no program exists are there plans to create one?

Turning our attention back to Town Staff and PH3040MA, I am disillusioned by the amount of inaccurate and misleading information accepted by them from Attorney Carl Landolina. In one instance staff submitted a document containing inaccurate figures, missing date/time stamp, and source information to the Town Attorney for an opinion. It wasn't until the decision was

posted and analyzed by the public that the inaccuracy was discovered and made known at the last PZC meeting.

The Council should also be made aware of Town Staff's failure to submit a staff review report for the June 3rd application made by the applicant. Lastly, to my knowledge, no letters were received by the true abutters that they were no longer abutters.

In closing, it is my hope the Council will see changes are made and Staff be held accountable.

Thank you for this opportunity to express my thoughts.

Atty. Carl Landolina Zone Change Abutters List

E-mail to Town Council dated Sunday, September 11th

Attachments:

PZC remarks dated Thursday, September 8th

Zoning Regulations Page 12 of 144

ARTICLE II INTERPRETATION AND DEFINITIONS

Webster's Ninth Collegiate Dictionary

Definition of Vacancy

Wikipedia Straw Poll Definition

BYLAWS FOR THE ENFIELD PLANNING AND ZONING COMMISSION article IX-3 VER. 1/17/2020

Roberts Rules of Order Shall govern proceedings at the meeting of this Commission

Op-ed submitted and published:

The Enfield Patch

The Journal Inquirer

Proposed Zone Change

500' Boundary Area (SF/Acres):	3,433,627.24	78.83
ROW Area within Boundary (SF/Acres):	885,873.62	20.34

Proposed Site Zoning	Area (SF)	Area (Acres)
HR33	448,635.52	10.30
SDD	719,792.38	16.52
	1,168,427.90	26.82

Total Abutters within Boundary	Area (SF)	Area (Acres)
1283 Enfield St	212.44	0.005
1279 Enfield St	20,182.27	0.46
1289 Enfield St	15,104.84	0.35
1293 Enfield St	17,708.81	0.41
1295 Enfield St	165,745.52	3.80
1295 Enfield St	48,685.80	1.12
212 South Rd	23,448.26	0.54
210 South Rd	65,653.99	1.51
200 South Rd	12,428.21	0.29
202 South Rd	12,382.64	0.28
198 South Rd	11,998.14	0.28
196 South Rd	12,159.78	0.28
198 South Rd	10,593.13	0.24
250 South Rd	76,281.13	1.75
163 South Rd	155,693.34	3.57
200 Phoenix Ave	76,013.01	1.75
120 Post Rd	78,249.68	1.80
122 Post Rd	69,313.66	1.59
1365 Enfield St	507,471.07	11.65
	1,379,325.72	31.66

Abutters within Boundary - Petition Signatures	Area (SF)	Area (Acres)	% of 500' Boundary Area
1293 Enfield St	17,708.81	0.41	0.52%
212 South Rd	23,448.26	0.54	0.68%
210 South Rd	65,653.99	1.51	1.91%
200 South Rd	12,428.21	0.29	0.36%
198 South Rd	11,998.14	0.28	0.35%
	131,237.41	3.01	3.82%

From: Nikki Price

Sent: Sunday, September 11, 2022 1:49 PM

To: bcressotti@enfield.org; gcekala@enf.org; douglasfinger@enfield.org; mludwick@enfield.org; cmangini@enfield.org; mpyznar@enfield.org; lunghire@enfield.org; jsantanella@enfield.org; mdespard@enfield.org; nhopkins@enfield.org

Subject: 09/11 Concerned Cititizen

Dear Enfield Town Council,

My OOPS of not attaching the correct file showing the highlighted text to my previous e-mail dated 10SEP2022.

Nikki Price

From: [Nikki Price](#)

Sent: Saturday, September 10, 2022 8:00 AM

To: bcressotti@enfield.org; gcekala@enf.org; douglasfinger@enfield.org; mludwick@enfield.org; cmangini@enfield.org; mpyznar@enfield.org; lunghire@enfield.org; jsantanella@enfield.org; mdespard@enfield.org; nhopkins@enfield.org

Subject: Concerned Cititizen

Dear Enfield Town Council,

For good government to work for the broader good of a community, a town charter such as ours relies on the town staff. Unfortunately, as of late our town staff have been lacking in carrying out their due diligence to benefit the town as a whole. Case in point, is PH3040MA Felician Sisters Rezone application. Attached are my remarks that I made this past Thursday, September 8th, at the PZC meeting. I have highlighted areas that accentuate this concern. Especially, town staff suggesting a straw poll vote to be taken.

This and other concerns that trouble me greatly as a citizen will be addressed publicly to the town council in the future.

Sincerely yours,

Nikki A. Price

1324 Enfield Street

Enfield, CT 06082

Telephone No. 860-745-1315

Good evening. Nikki Price, 1324 Enfield Street.

As I begin my remarks, I would like to impart upon this commission a civics lesson that I learned in school some years ago. That being we are a government of the people, by the people, and for the people. That government officials show no favoritism to one side or any special interest group and remain answerable to the people. It is with the understanding that all citizens are equally protected under its laws that our society has endured and thrives relatively unscathed to this day.

Unfortunately, during the PH 3040MA petition process the applicant representative and Town Staff have continually side-stepped zoning regulations thwarting efforts of true abutters seeking to halt the creation of a Special Development District (SDD) by coming up with crafty methods for this

governing body to pass a zone change that will be permanently part of the land parcel. Such as a waiver to the mandatory requirement of a site plan. How can this governing body in good conscience make a comprehensive decision without a site plan? It is a site plan that would expose the impact this massive redevelopment project will have on the community. A good site plan will include construction limits and lay down areas, density, existing and proposed conditions of buildings, distance between buildings, easements, roads, sidewalks, the flow of traffic and lights or stop signs, paths/trails, parking, drainage facilities, sanitary service lines, water lines, fire hydrants, lighting, landscape, environment and etc.

**Let's turn our attention to the *ENFIELD*
*PLANNING ZONING COMMISSION STAFF REPORT &***

DRAFT RESOLUTION #3. I would like to focus on four areas.

1. Petition: In an attempt to willfully circumvent the process and obtain approval of the petition, the applicant representative and Town Staff have created a new zone change area thus eliminating the property boundary of tax payers/homeowners in front of the Felician Sisters on Enfield Street and added I-91 as an abutter to the property. Of course, this would not meet the super majority needed. So, what is being asked by the applicant's representative and Town Staff is for this governing body to find I-91 is more important in the new zone change than the Enfield Street tax payers/homeowners who live directly in front of the Felician Sisters.

2. Site Plan Requirements Requested to be Waived:

What the applicant representative and Town Staff is asking this governing body to do is to put the cart before the horse. Vote NO and keep the site plan before the waiver as should be. It's the applicant's burden to provide a site plan. By having all the facts in front of the Commission that a site plan provides will determine if this project benefits the Town of Enfield as a whole or not. We (all of us) would not be in this situation if the applicant, the applicant representative(s) and Town Staff were not devious in their actions to impede legitimate zoning regulations.

3. Vacancy: The applicant is seeking clarification from this Commission. The Commission should refer the applicant to Zoning Regulations Page 12 - Section 2.20 Interpretation of Other Terms /Item 2 Webster's Ninth Collegiate Dictionary for the

definition of vacancy, which provides clear-cut clarification to the meaning of vacancy. Attached is the regulation and Webster's definition of vacancy. It is common knowledge these buildings are not vacant because a chaplain lives in the yellow house, the school uses the auditorium for their gym classes, the infirmary has 2 floors, the nuns are living in the buildings, apartment dwellers living in the buildings, kitchen and dining rooms are open every day for three meals a day, which the nuns and dwellers have access. Clearly there is daily activities in these buildings and to say otherwise is not true.

4. Straw Pole (sp) Vote: Definition - "A straw poll, straw vote, or straw ballot is an ad hoc or unofficial vote. It is used to show the popular opinion on a certain matter, and can be used to help politicians know the majority opinion and

help them decide what to say in order to gain votes. However, in meetings subject to Robert's Rules of Order, motions to take straw polls are not allowed. Thus, it must be an official vote to ascertain if the Commission is in favor to such a waiver. (Please see BYLAWS FOR THE ENFIELD PLANNING AND ZONING COMMISSION article IX - 3- ver. 1/17/2020)

Lastly, there are too many unanswered questions, concerns to grant the applicant their request for approval for a zone change and site plan waiver. The fair, just action would be to continue the public hearing and direct the applicant to submit a full site plan for review.

In closing, each one you were placed on this governing body because you are an intelligent and wise public official. Please don't disappoint us by

**voting this zone change and waiver to which runs
counter to everything you claim to stand for, which
is equal protection for all.**

Attachments:

Zoning Regulations Page 12 of 144

ARTICLE II INTERPRETATION AND DEFINITIONS

**Webster's Ninth Collegiate Dictionary
Definition of Vacancy**

Wikipedia Straw Poll Definition

**BYLAWS FOR THE ENFIELD PLANNING AND ZONING COMMISSION article IX -
3- ver. 1/17/2020**

**Robert's Rules of Order Shall govern the proceedings at the meeting of this
Commission**

Op-ed submitted and published:

The Enfield Patch

The Journal Inquirer

ARTICLE II INTERPRETATION AND DEFINITIONS

Section 2.00 Interpretation

For the purpose of these Regulations, the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense shall include the future tense, words used in the plural number shall include the singular number and words used in the singular number shall include the plural number. The word person includes a for-profit or non-profit corporation, company, partnership, or individual. The word shall is mandatory, not directive, and the word may is permissive.

Section 2.10 Specific Terms

- * The word lot includes the words plot, parcel, and premise.
- * The word structure includes the word building.
- * Town means the Town of Enfield, Connecticut.
- * State means the State of Connecticut.
- * Commission means the Planning and Zoning Commission of the Town of Enfield.

Section 2.20 Interpretation of Other Terms

When the precise meaning of other words or terms is in doubt, the Commission shall determine the meaning by referring to the following documents in the order listed:

1. The Connecticut General Statutes
2. Webster's Ninth Collegiate Dictionary
3. The New Illustrated Book of Development Definitions
4. A Glossary of Zoning, Development and Planning Terms

Section 2.30 Definitions

1. Accessory Apartment: a second dwelling unit located within or added onto a detached single-family dwelling which is situated on an individual lot and which is clearly subordinate to the detached single-family dwelling in size, location and appearance. A second kitchen not part of a self-contained subordinate dwelling unit shall not constitute an accessory apartment. (Amended 4/3/13)
2. Acres, Developable: The net area of a lot expressed in acres after (i) 50% of floodplain and inland wetlands areas, and (ii) 25% of areas with slopes in excess of 25% have been deducted.
3. Accessory Building or Use: A building or use, in addition to the principal building or use, which is clearly subordinate to, and customarily incidental to, and located upon the same lot as the principal building or use. Structures which provide access to the principal building, including but not limited to, decks, landings, porches, etc, are considered part of a principal structure and shall not be considered accessory structures. The Zoning Board of Appeals shall have no authority to vary this provision. (Amended 12/07/09)
4. Active Adult Facility: Age-targeted residential units intended for those 5 years or older, who desire and are capable of an active lifestyle, who may remain in the workforce, and who may benefit from living among others of similar age and social interests. Housing types include small detached homes, townhouses or multiple-unit apartment buildings or condominiums. (Added 6/15/2019)

uvula [Yü-vya-lə' n, pl -las or -lae Völə -lɿ] [ME, fr. ML] dim. of *L. uva* cluster of grapes, uvula; prob. akin to Gk *oa* service tree, OE *fw yew* — more at *Yew*] [14c] : the pendent fleshy lobe in the middle of the posterior border of the soft palate

ux·o·ri·ous \ək-*sōr*-ē-əs, -*sōr*-, əg-*zōr*-, -*zōr*- /*adj* [L *uxorius* uxori-
ous; uxorial, fr. *uxor* wife] (1598): excessively fond of or submissive to
a wife — **ux·o·ri·ous·ly** *adv* — **ux·o·ri·ous·ness** *n*
Uz·bek \‘üz-*bek*, -*bēz*-, -‘üz- / or **Uz·bēg** \-*beg*-, -*beg*- / *n* (1616) 1 *n*: a
member of a Turkic people of Uzbekistan

member of a Turkic people of Uzbekistan and adjacent regions of central Asia 2: the Turkic language of the Uzbek people

vacuole \ˈva-kyə,wəl\ n [F. lit., small vacuum, fr. L *vacuum*] (1853)

predictable, or extravagant manifestation, action, or notion *syn*
 CAPRICE
 le 'va-jə], -ji] *adj* [ISV, fr. L *vagus* wandering] (ca. 1890) : free
 love about (< organisms) — *va-gil-i-ty* 'va-'ji-lə-tē, *va-'n*
 but: 12 Little, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 25

[illegible]

WIKIPEDIA

Straw poll

A **straw poll**, **straw vote**, or **straw ballot** is an ad hoc or unofficial vote. It is used to show the popular opinion on a certain matter, and can be used to help politicians know the majority opinion and help them decide what to say in order to gain votes.

Straw polls provide dialogue among movements within large groups.^{[1][2]} Impromptu straw polls often are taken to see if there is enough support for an idea to devote more meeting time to it, and (when not a secret ballot) for the attendees to see who is on which side of a question. However, in meetings subject to Robert's Rules of Order, motions to take straw polls are not allowed.^[3]

Among political bodies, straw polls often are scheduled for events at which many people interested in the polling question can be expected to vote. Sometimes polls conducted without ordinary voting controls in place (i.e., on an honor system, such as in online polls) are also called "straw polls".

The idiom may allude to a straw (thin plant stalk) held up to see in what direction the wind blows, in this case, the wind of group opinion.^{[4][5][6]}

Section 3. A candidate receiving a majority vote from all the members of the Commission shall be declared elected and shall service for two years or until his/her successor shall take office.

Section 4. Vacancies in offices shall be filled by regular election procedure as prescribed in Section 1 above.

Section 5. Resignations of officers shall be in written form.

ARTICLE VIII MEETINGS

Section 1. Regular Meetings will normally be held on the second and fourth Thursday of each month at 7:00 p.m. at the Town Hall but shall be consistent with the meeting schedule filed with the Town Clerk. Public hearings will normally be held on the second and fourth Thursday of the month but at the convenience of the Commission may be held on other occasions, subject to proper legal notification. In the event of conflict with holidays or other events, a majority at any meeting may change the date of said meeting. The Director of Development Services or his/her designee shall notify the membership in writing of regular meetings not less than 48 hours in advance of such meeting. Adjournment shall be 11:00 p.m. or immediately after completion of the item of business before the Commission at 11:00 p.m. The Commission, by majority vote of those present, may choose to set a time to adjourn if desired; however, no meeting may extend beyond 12 midnight except to open and continue any public hearing items and to act on any remaining business items having a mandatory action date before the next meeting of the Commission. All other business items shall be tabled.

Section 2. Four members of the Commission shall constitute a quorum. The number of votes necessary to transact business shall be a majority of those members of the Commission present and voting, except as noted in the State Statutes. Abstaining votes shall be counted with the majority.

Section 3. Special meetings may be held at the call of the Chairperson. The notice of such meeting shall specify the purpose of such a meeting and no other business may be considered. Commission members shall be notified in writing not less than 48 hours in advance of such a meeting.

Section 4. All Commission meetings shall be open to the public when in session and shall not be open to the public when in executive session when so called by a vote of two-thirds of the members present and voting, taken at a public meeting and stating the reasons for such executive session.

Section 5. Unless otherwise specified herein, Robert's Rules of Order shall govern the proceedings at the meeting of this Commission.

ARTICLE IX

Dear Enfield Community,

There appears to be misconceptions as to the reasons the immediate surrounding neighborhood, of which I am a part, are not in favor of the zone change to 1297 Enfield Street proposed by the Felician Sisters of North America, Beaver Falls, PA. We are not opposed to the local chapter of the Felician Sisters in continuing their good work and are not against the proposed interior renovations of existing buildings into senior living apartments. We are against a zone change that will permanently remain with the land and provide a new owner almost unlimited powers to raze the campus and construct whatever they desire should the Felician Sisters of North America decide at some future point to sell the property. Concerns regarding this zone change proposal include:

- 1) It is my understanding that there will be no direct financial benefit to the local chapter but that the Felician Sisters of North America and partner, Community Builders, Boston, MA, will receive all revenues.
- 2) The Town of Enfield, by way of its current 12.5% ratio, meets the State of Connecticut community goal of 10% low income, affordable housing. With several other approved projects in queue there is no need for this type of housing on the Felician Sisters unspoiled campus.
- 3) The Enfield Montessori School would be stuck in the proposed Special Development District (SDD) creating a major safety concern for students and staff.
- 4) Increased traffic on Enfield Street, South Road, and Post Office Road.
- 5) Historical charm and character of Enfield Street will be affected.
- 6) It is unknown what affects a future sale of the property would have on the 99-year land lease being granted to Community Builders.

The above are but a few of the concerns the abutters have leading us to urge the Planning and Zoning Commission to vote NO on the proposed zone change. We hope you agree and that you would sign our petition. To do so please call me at (860) 745-1315.

Nikki A. Price
1324 Enfield Street
Enfield, CT 06082

TEMPORARY EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that KKR, LLC, a Connecticut limited liability company, located in the Town of Somers, County of Tolland and State of Connecticut and ELLINGTON STORAGE CENTER, LLC, a Connecticut limited liability company, located in the Town of Manchester, County of Hartford and State of Connecticut for the consideration set forth herein, do give, grant, bargain, sell and confirm unto the said TOWN OF ENFIELD, a municipal corporation having its territorial limits within the County of Hartford and State of Connecticut, its agents and contractors, temporary easements over and through a portion of the GRANTORS' properties, referenced herein, with regard to the demolition of the structures on GRANTEE's properties located on 14 Church Street (the Lamagna Center Property) and 17 North Main Street (the Strand Theater Property).

Within the easement areas (the "Easement Areas") described in Exhibit A, attached hereto, the Grantee, its agents or contractors, shall have the right to enter upon the Grantors' properties for the purpose of demolition activities, including, but not necessarily limited to the installation and removal of safety fencing and/or screening, removal of debris, installation of warning signs, the removal of trees and other vegetation, and any other activities necessary for the safe and efficient demolition of the Lamagna Center and the Strand Theater. Grantee shall restore the disturbed areas within the Easement Areas to their former condition as much as is practicable, with the exception that trees will not be replaced (the "Demolition Activities").

The GRANTORS, for themselves and their tenants, shall continue to have access to their properties at 12 Pleasant Street and 14 Pleasant Street, across the easement on the GRANTEE's property at 1 Church Street, provided that such continued access does not interfere with the use thereof by the Grantee, agents or contractors, in fulfilling the purposes of which this Easement is granted.

The Initial Term of this Temporary Easement Agreement shall commence on September 21, 2022 and shall continue until October 20, 2022, inclusive. Thereafter, this Temporary Easement Agreement shall continue in one day increments until such time that the Demolition Activities are completed or until October 28, 2022, whichever occurs first, hereinafter referred to as the Subsequent Term.

As compensation for this Temporary Easement Agreement, the Grantee shall pay the Grantors herein the sum of \$7,500.00 (seven thousand five hundred and 00/100

dollars) for the Initial Term. The Grantee shall pay the Grantors herein the sum of \$250.00 (two hundred fifty and 00/100 dollars) for each day of the Subsequent Term.

TO HAVE AND TO HOLD the above granted rights, privilege and authority unto the said Grantee, its agents and contractors, to it and their proper use and behoof.

IN WITNESS WHEREOF, KKR, LLC, ELLINGTON STORAGE CENTER, LLC, and the TOWN OF ENFIELD have hereunto caused their seal to be set herein.

Signed, Sealed and Delivered
in the Presence of:

KKR, LLC

By: _____
Kevin K. Riley, Member

(witness)

(witness)

STATE OF CONNECTICUT:

: ss. _____

(date)

COUNTY OF HARTFORD :

Personally appeared, Kevin K. Riley, Member of KKR, LLC, duly authorized, who signed the foregoing instrument and acknowledged the same to be his free act and deed before me.

Notary Public/Commissioner of Superior Court

ELLINGTON STORAGE CENTER, LLC

By: _____
Michael J. Olschafskie, Member

(witness)

(witness)

STATE OF CONNECTICUT:

: ss. _____

(date)

COUNTY OF HARTFORD :

Personally appeared, Michael J. Olschafskie, Member of ELLINGTON STORAGE CENTER, LLC, duly authorized, who signed the foregoing instrument and acknowledged the same to be his free act and deed before me.

Notary Public/ Commissioner of Superior Court

TOWN OF ENFIELD

(witness)

By: _____
Ellen Zoppo-Sassu, Town Manager

(witness)

STATE OF CONNECTICUT:

: ss. _____

COUNTY OF HARTFORD :

(date)

Personally appeared, Ellen Zoppo-Sassu, Town Manager of the Town of Enfield, duly authorized, who signed the foregoing instrument and acknowledged the same to be her free act and deed before me.

Notary Public/ Commissioner of Superior Court

EXHIBIT A

Along the Easterly lot line of **KKR, LLC's property at 14 Pleasant Street** in the Town of Enfield, County of Hartford, and State of Connecticut:

- Approximately ten (10) feet for the installation and removal process for the safety fencing/screening, the removal of debris, installation of warning signs, the removal of trees and other vegetation, and any other activities necessary for the safe and efficient demolition of the Strand Theater; and
- Approximately five (5) feet for the safety fencing/screening.

Along the Easterly lot line of **ELLINGTON STORAGE CENTER, LLC's property at 12 Pleasant Street**, in the Town of Enfield, County of Hartford and State of Connecticut:

- Approximately ten (10) feet for the installation and removal process for the safety fencing/screening, the removal of debris, installation of warning signs, the removal of trees and other vegetation, and any other activities necessary for the safe and efficient demolition of the Strand Theater; and
- Approximately five (5) feet for the safety fencing/screening.

Along the Northerly and Southerly portions of the **access easement** referenced in the Warrantee Deed recorded in the Enfield Land Records at Volume 111, page 530-531 over the GRANTEE's property known as **1 Church Street**, in the Town of Enfield, County of Hartford and State of Connecticut:

- Approximately ten (10) feet for the installation and removal process for the safety fencing/screening, the removal of debris, installation of warning signs, the removal of trees and other vegetation, and any other activities necessary for the safe and efficient demolition of the Strand Theater and the Angelo Lamagna Activity Center; and
- Approximately five (5) feet for the safety fencing/screening.