MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
January 25, 2024
7:00 PM - Council Chambers
https://www.youtube.com/watch?v=erHqjwyvwMY

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Acting Chair Lynch called the meeting to order at 7:00PM.

2. FIRE EVACUATION ANNOUNCEMENT

Announced

3. ROLL CALL

Present: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch

Also, present were Assistant Planner, Matt Davis; and Recording Secretary, Sandie Barone.

4. MINUTES OF PRECEDING MEETINGS

- January 11, 2024

MOTION by: Walter Kruzel seconded: Kenneth Hillinski made a motion to table the approval of the minutes from January 11, 2024, until the next meeting.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch

5. TOWN ATTORNEY REPORT

-None

6. EXECUTIVE SESSION

-None

7. ENFORCEMENT OFFICER'S REPORT

-None

8. PUBLIC COMMUNICATION AND PETITIONS

-None

9. BOND RELEASE(S)

-None

10. CONTINUED PUBLIC HEARINGS

RECEIVED
ENFIELD TOWN CLERK
2024 JAN 29 AM 11:18
Sheila M Bailey

-None

11. NEW PUBLIC HEARINGS

A. **PH# 3084** – 809 Enfield Street & 6 Park Avenue. Application for Special Use Permit to expand outdoor display and non-conforming coverage per Sec 5.2 & 3.40.1.D; GJWSJ, LLC, Applicant/Owner; Map 29/Lot 71-72; BG Zone - **TABLED**

Tabled

B. **PH# 3086** – 44 Laughlin Road. Application for Special Use Permit for an accessory apartment per Sec 4.50.10; Ace Carpentry, LLC, Applicant; Steve & Kellyann Cardinale, Owner; Map 106/Lot 5; R44 Zone **- TABLED**

Tabled

C. **PH# 3087** – 50 Weymouth Road. Application for modification of Craft Café Liquor Permit per Sec 4.90; Charles Mastroberti, Applicant/Owner; Map 16/Lot 0111; R44 Zone

Charlie Mastroberti, 54 Weymouth Rd, said that he was requesting a modification of the special permit. The modification is to allow the sale of wine and hard cider at the brewery. The reason for the modification request is that his competitors in the area have the same license. The State of CT streamlined this process to allow breweries to serve wine and hard cider.

Commissioner Lynch asked if hard alcohol distilleries are in CT and if he would be selling hard alcohol. Mr. Mastroberti said he would not be selling hard alcohol. Commissioner DeGray asked if he would be making the wine and hard cider or selling it from local vineyards? Mr. Mastroberti said a little of both.

Director Whitten discussed revising the motion to read Crafe Café Liquor.

MOTION by: Linda DeGray **seconded:** Kenneth Hilinski to close the public hearing.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch

MOTION by: Linda DeGray **seconded:** Kenneth Hilinski **to approve PH# 3087 - 50 Weymouth Road;** Application for modification of Crafe Café Liquor.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch

12. OLD BUSINESS

A. Review and Approval of Bylaws

Discussion:

Linda DeGray said she had a concern about putting the commission's business before the applicants' applications. The applicants pay hundreds of dollars for their applications to be heard. To make them wait for us to go through our business seems unfair.

Terrence Lynch said if the applicants leave after the public meeting, they do not hear the Commissioners' correspondence.

Linda DeGray said that the applicants are not forced to leave after their application is heard, they can see or hear the rest of the meeting online.

Francis Alaimo said that he believes it's important to be transparent and for the applicants to know what is going on.

Patrick Hooper asked, doesn't that force people to sit through the beginning of the meeting and listen to information that may not be important to them.

Kenneth Hillinski said that the agenda is somewhat flexible and if on a particular night there are a lot of applications to be heard, we can make some revisions at that time.

Christian D'Antonio said just a comment on a minor detail on the agenda revision. We discussed the order of business. Outside Correspondence would come before Commissioner Correspondence.

Director Whitten and Francis Alaimo discussed the order of the agenda items.

Director Whitten said that the revisions that were made from the previous meeting on the Bylaws were included in the packets given to each Commissioner. The Commission can make a motion to approve these, and other minor changes to the bylaws can be discussed at the next meeting.

MOTION by: Walter Kruzel made a motion to amend the previous motion to accept move item #12 to #11 and #11 to #12, seconded by Kenneth Hillinski

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch

13. NEW BUSINESS

A. **SPR# 1926** – 161 Raffia Road – Application for Site Plan Review for a proposed retail development per Section 5.20; Garrett Homes, LLC, Applicant; Mitchel Wojnar, Owner; BL Zone

Matthew, Professional Engineer and Doug Architect, presented the application.

Matthew discussed the site plans for the retail development on 161 Raffia Road. On the screen, Matthew went over the site location map. He went over two versions of the site plan. Matthew went over the building location, sidewalk, parking spaces, landscaping in the front of the building and side of the building.

Doug went over the building design and architecture. Doug discussed the materiality of the outside of the building, the location of the sliding doors, and roof design.

Linda DeGray asked if all the staff comments had been addressed?

Matt Davis indicated that he would go over the staff report that would address those comments.

Patrick Hooper asked about the placement of the dumpster. He asked if it could be located in the back of the building for esthetics purposes.

Francis Alaimo asked the applicant to discuss the open space and benefit to the town and relative to JFK school. Also, about the fire protection-fire suppression system.

Mathew said in terms of the subdivision that was a prior application in front of the board six months to 1 year ago. A portion of the land is left as open space and a requirement for this application.

Doug said in terms of determining the fire protection, it's based on square footage. This application has been reviewed by the Fire Marshall as well and comfortable with the location of the fire hydrants.

Kenneth Hillinski said he has concerns about the traffic reports and driveway issues. The concern with the JFK school traffic as well. Also, how many times a week or day will the truck deliver to the store? Matt indicated the large truck once a week, but the smaller trucks possibly a few times a week.

Vinnie Grillo asked about the 2 different landscaping plans. Matthew went over the differences.

Patrick Hooper discussed the traffic issues on the 4 courners. Mr. Davis addressed this in the staff report.

John Petronella asked if they should vote on one landscaping plan, or the other. Discussion between Mr. Davis and Commissioners on the two different plans.

John Petronella asked for clarification on the name of the applicant. Should it be Mitchel or Michael? It was determined that the correct name was Mitchel.

John Petronella asked if the Engineers' revised comments were not submitted or if anything was agreed to?

Mr. Davis said he talked to John Cabibbo and John was comfortable with these conditions of approval. Mr. Davis also said that he included this in his draft report. Mr. Davis discussed with the Commissioners the post approval process.

Mr. Davis went through the staff report that went over several questions and concerns the Commissioners had on this application.

Christian D'Antonio said he agreed with Commissioner Grillo about prioritizing landscape Plan A. He discussed setbacks.

Francis Alaimo said he did not hear the conditions of approval that were read regarding the Engineers' comments.

Mr. Davis referenced site specific condition #11 from the report which includes John Cabibbos' comments.

Walter Kruzel and Mr. Davis discussed the roof unit screenings. Also, add #18 as the site specific for the location of the dumpster.

MOTION by: John Petronella **seconded:** Kenneth Hilinski **to approve SPR# 1926 - 161 Raffia Road -** Application for Site Plan Review adding 2 additional site specific conditions with a total of 33 conditions.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch

B. **SPR# 1929** – 525 Enfield Street – Application for Site Plan modifications per Section 5.20; 525 Enfield Street, LLC. Applicant/Owner; Map 33/Lot 263-267; Zone BG

Dana Steele, Professional Engineer, and Bob Artioli Jr discussed the application. The applicant is requesting modifications to a previously approved application. The changes they are requesting are parking and landscaping. Mr. Steele said he submitted a letter to Mr. Davis outlining the changes.

The site has the building in the middle and parking on each side. The change will be to the northside. They will rotate the parking lot 90 degrees and shuffle some parking to the back of the building.

Regarding landscaping, there are 2 changes. In the southeast corner of the showroom, they removed the landscaping, but it was moved over to the front as indicated on the site plan. The amount of landscaping was not reduced, it just shifted to a different location. They also swapped out the species of shrubs on the landscaping island, for shrubs that would not exceed 24 inches high. Also Mr. Steele said that they received an email from the Fire Marshal with a concern about getting to the fire hydrant. Mr. Steele recommends making a condition that states how far. The Fire Marshal said 5 feet separate from the shrubs.

Mr. Davis went over his staff report and suggested adding a condition regarding the fire hydrant and the distance of the shrubs from the hydrant.

MOTION by: John Petronella **seconded:** Kenneth Hilinski made a motion to approve SPR# 1929 - 525 Enfield Street - Application for Site Plan Modifications.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch

14. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

-None

15. CORRESPONDENCE

-None

16. COMMISSIONER'S CORRESPONDENCE

Christian D'Antonio spoke on the subject of traffic and parking concerns and how it pertains to Planning. Some issues are out of our control, but there is still work that can be done. Parking is necessary because most people have parking. He spoke about how many cities and towns across the country have revised their regulations on parking to eliminate the minimums in their downtown areas to make it more walkable.

17. PLANNING STAFF REPORT

Director Whitten quickly discussed the public hearing signs.

A. CRCOG Regional Plan Update

Director Whitten updated the Commission on the CRCOG regional plan. CRCOG is working on their regional plan. Mr. Davis provided an overview of the updates which were included in the Commissioners' packet. On the website there is an interactive section. They are trying to categorize development patterns in the regional.

Linda DeGray asked what the ultimate goal is for this?
Director Whitten believes they are trying to regionalize about 33 towns in CT to understand some sort of consistency.

18. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

-None

19. APPLICATIONS RECEIVED

SPR# 1930 – 558 & 566 Enfield Street – Application for American Legion Parking Improvements per Section 9 & Section 9.10.7; American Legion Post #80, Applicant; Town of Enfield, Owner; Map 33/Lots 001 & 002; R33 & BL Zone

20. ADJOURNMENT

MOTION by: Walter Kruzel, seconded: Linda DeGray to adjourn.
Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:59 pm.

Respectfully submitted,

John Petronella Secretary	Sandie Barone Recording Secretary