



MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
January 11, 2024

7:00 PM - Council Chambers

<https://www.youtube.com/watch?v=5Xc5oAm2Ask>

RECEIVED
FIELD TOWN CLERK
2024 JAN 18 PM 4:52
Sharon Bailey

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Nelson called the meeting to order at 7:00 PM.

2. **FIRE EVACUATION ANNOUNCEMENT**

-Announced

3. **ROLL CALL**

Present: Christian D'Antonio, Linda DeGray, Vinnie Grillo, Francis Alaimo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper, Walter Kruzel

Also, present Director of Planning, Laurie Whitten.

4. **ELECTIONS AND REVIEW OF BYLAWS**

1. **MOTION** by: John Petronella **seconded**: Linda DeGray to nominate Commissioner Alaimo as Chair.

UPON A ROLL CALL VOTE, the motion was approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper, Walter Kruzel No: None Abstain: None.

2. **MOTION** by: Walter Kruzel, **seconded**: Francis Alaimo to close the nominations.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper, Walter Kruzel No: None Abstain: None

3. **MOTION** by: Walter Kruzel, **seconded**: Francis Alaimo to nominate Commissioner Terrence Lynch as Vice Chair.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper, Walter Kruzel No: Linda DeGray Abstain: None.

4. **MOTION** by: Walter Kruzel, **seconded**: Linda DeGray to close the nominations.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper, Walter Kruzel No: None Abstain: None.

5. MOTION by: Linda DeGray seconded: Francis Alaimo to nominate Kenneth Hillinski as 2nd Vice Chair.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper, Walter Kruzel No: None Abstain: None

6. MOTION by: Walter Kruzel, seconded: Francis Alaimo to close nominations.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper, Walter Kruzel No: None Abstain: None

7. MOTION by: Linda DeGray, **seconded** by Francis Alaimo to nominate John Petronella as Secretary.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper, Walter Kruzel No: None Abstain: None.

8. MOTION by: Walter Kruzel, **seconded**: Joseph Mule to close nominations.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper, Walter Kruzel No: None Abstain: None.

Review of Bylaws

Chair Francis Alaimo made a motion seconded by Kenneth Hillinski to move the following items on the agenda:

Items 18. Planning Staff Report to 10. Bond Release (s)

16. Correspondence to 11. Continued Public Hearings

17. Commissioner's Correspondence to 12. New Public Hearings

Chair Alaimo says these changes would be more in line with the Town Council and how they do their meetings. Commissioners discussed item #16 Correspondence and item # 7 Executive Session.

The Commissioners agreed to move the items around on the agenda moving forward.

Appointment to:

- TIF - Tax Increment Financing Committee (1 member)
- CRCOG Regional Planning Commission - (2 members)

Chair Alaimo is currently the designee for TIF. He's not sure if he can stay as a Chair, but he would like to stay on. Director Whitten said she does not believe there is an issue with him remaining on the Committee.

CRCOG - Regional Planning Commission-John Petronella will remain on the Regional Planning Commission. Patrick Hooper asked for more information about the Commission. Director Whitten gave a brief overview. Commissioner Christian D'Antonio will join the CRCOG - Regional Planning Commission.

5. MINUTES OF PRECEDING MEETINGS

- December 21, 2023

MOTION by: Linda DeGray **seconded:** Vinnie Grillo_

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

6. TOWN ATTORNEY REPORT

Reviewed

December 26, 2023

7. EXECUTIVE SESSION

-None

8. ENFORCEMENT OFFICER'S REPORT

-None

9. PUBLIC COMMUNICATION AND PETITIONS

-None

10. PLANNING STAFF REPORT

MOTION by: Francis Alaimo, seconded: Linda DeGray to move items on the agenda. 18 to 10, 16 to 11, 17 to 12.

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

Director Whitten said Rebecca, the recording secretary, will be resigning due to personal commitments on Thursday evenings, but Sandie Barone will be filling in for her on PZC.

A reminder to new Commissioners that 4 hours of training are required every year. As of right now, it's virtual. Also, no discussing applications outside the meeting with anyone. Try to review each application on the basis of the regulations and not on personal beliefs.

11. CORRESPONDENCE

-None

12. COMMISSIONERS CORRESPONDENCE

Chair Alaimo said he wants to tackle as a group amending the zoning regulations and the zoning maps. Another item, he would like to pursue the traffic study and see things get done. He has seen all these fancy studies for the past 40 years and nothing has changed. The Chair asked Director Whitten to email the study to the state delegation, Rep Hall, Rep Arnone and Rep Kissel. The Chair would also like to see the Wetland Maps updated to make them usable for public pleasure and recreation. The Chair talked about how he approaches the reviewing of each application. He also discussed the topic of affordable housing and how we need to go back to building houses that are affordable.

Commissioner D'Antonio brought up a concern about the mall property and the poor job they did with plowing the snow. As it's a transit stop, it's very important that they maintain this property. At the Aldis Plaza, there is a concern about going into the plaza. The entrance does not have a stop sign and there seems to be some confusion.

Commissioner DeGray, said that she would like to see a schedule of workshops to deal with these regulations.

13. BOND RELEASES

-None

14. CONTINUED PUBLIC HEARINGS

-None

15. NEW PUBLIC HEARINGS

Secretary John Petronella read the legal ad into the record.

PH# 3085 – 98-106 Pearl Street - Application for a special use permit to sell alcohol under a Class 5; Grey's Athletic Association, Inc, Applicant; Carl Landolina, Representative; Map 24/Lot 158; TD-2 Zone.

Attorney Carl Landolina and Steve Grissett, the Vice President of Grey's Athletic Association, presented the application. Attorney Landolina discussed that the Grey's Club intends to occupy the property of 106 Pearl street to run their club. They need a special permit for a Class 5 to sell alcohol.

Commissioner Grillo said he had a concern about the sound of the club regarding the apartments above the club. Attorney Landolina said there would be no live entertainment. There will also be fire-rated ceiling tiles which will protect the above neighbors from some of the noise. In addition, the club closes at 10 pm.

Attorney Landolina said if you would like to add a condition such as using their best efforts to put a noise reduction ceiling in, that would alleviate some of the concerns about the noise.

Commissioner Lynch said his concern is parking.

Commissioner DeGray asked where the tenants park? In the back of the building. She asked Director Whitten if the club remains there for another 100 years, could another club come in and occupy this space? Director Whitten said, yes, the variance does run with the land.

Amanda Patel, owner of 98 through 106 Pearl Street, said that she is in support of the club not as a landlord but in support of a long-standing club in general and good people.

MOTION by: Linda DeGray, **seconded:** Patrick Hooper to close the Public Hearing.

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

Commissioner Petronella said there are 3 waivers that the Commission needs to vote on.

MOTION by John Petronella, **seconded:** Linda DeGray to approve the waiver of Section 9.10.2 to eliminate the requirement for a site plan since there are no proposed changes to the historical site.

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

MOTION by: John Petronella, **seconded:** Linda DeGray to approve on street parking per Section 8.124 note #6 to allow up to 50% of offsite parking to be within 500 feet of the site.

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

MOTION by: John Petronella, **seconded:** Linda DeGray to approve the reduction of onsite parking to be 3 per Section 8.124 note# 7, based on the historical non-conforming nature of this site, and available offsite parking lots and on street parking within 500 feet of the property.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Terrence Lynch, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella
Chair Alaimo said that he supports this application 100%.

MOTION by: John Petronella, seconded; Linda DeGray to approve **PH# 3085 – 98-106 Pearl Street**-Application for a special use permit to sell alcohol under a Class 5; Grey's Athletic Association, Inc, Applicant; Carl Landolina, Representative; Map 24/Lot 158; TD-2 Zone with site specific condition, applicant use best efforts to incorporate noise reduction and

soundproofing to the renovations with a total of 24 conditions.

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

16. OLD BUSINESS

-None

17. NEW BUSINESS

-None

18. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

-None

19. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

-None

20. APPLICATIONS RECEIVED

1. **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
2. **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
3. **PH# 3088ZA** – 1297 Enfield Street. Application for Zoning Text Amendment to allow Housing for the Elderly in HR-33 Zone per Sec 4.20 & 4.40.3; Carl Landolina, Applicant; Felician Sisters, Owner; Map 46/Lot 0002; R-33 Zone
4. **SPR# 1926** – 161 Raffia Road. Application for Site Plan Review for a proposed retail development; Garrett Homes, LLC, Applicant; Mitchel Wojnar, Owner; Map/Lot (new); BL Zone
5. **SPR# 1927** – 210 Moody Road. Application for Site Plan Review for self-storage development; Top-Knot, LLC, Applicant/Owner; Map 100/Lot 0011; I-1 Zone
6. **SPR# 1928** – 120 Post Road. Application for Site Plan Review for solar system & carport array; Green Earth Roofing Solutions, LLC, Applicant; John Dowd, Owner; Map 047/Lot 0045; I-1 Zone
7. **SPR# 1929** - 525 Enfield Street. Application for Site Plan Modifications, PH# 3058; 525 Enfield Street, LLC, Applicant/Owner; Map 33/Lot 263 -267; BG Zone.

21. ADJOURNMENT

MOTION by: Linda DeGray, seconded: Walter Kruzel to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:59pm.

Respectfully Submitted,

John Petronella, Secretary

