

ENFIELD PLANNING AND ZONING COMMISSION  
LIVE REGULAR MEETING  
**MINUTES**  
THURSDAY NOVEMBER 16, 2023 – 7:00 PM  
ENFIELD TOWN HALL - COUNCIL CHAMBERS  
820 ENFIELD STREET - ENFIELD, CT

RECEIVED  
ENFIELD TOWN CLERK  
2023 NOV 22 PM 2:00  
Shila M Bailey

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**Call to Order & Pledge of Allegiance**

**Roll Call**

Commissioner DeGray took the roll and present were Lewis Fiore, Kenneth Hilinski, Virginia Higley, Linda DeGray, and Alternate Commissioners Nicles Lefakis and Christian D'Antonio. Absent were Commissioners Francis Alaimo, John Petronella, Joseph Mule, and Alternate Commissioner Vinnie Grillo.

Chair Fiore seated Commissioners D'Antonio and Lefakis as regular members.

Also present were Laurie Whitten, Town Planner, Georgienna Driver, Assistant Town Planner, Matt Davis, Assistant Planner, and Rebecca Jones, Recording Secretary.

**Approval of Minutes**

- a. October 26, 2023

**Motion to approve October 26, 2023, regular meeting minutes made by Commissioner Higley; seconded by Commissioner DeGray.**

Commissioner DeGray requested that a typo in the third sentence under "Other Business Item A" reading "0000" be removed and read "He shared a portion of the resolution which points out the preferred access option A that the property owner may choose from".

**Motion to approve October 26, 2023, regular meeting minutes as amended made by Commissioner Degray; seconded by Commissioner Higley and approved by a unanimous vote of 6-0-0.**

**Town Attorney Report**

Ms. Whitten shared that Michael Parsons et al vs. PZC related to 35 Bacon Road will be withdrawn. Two new consultant attorneys from Shipman and Goodwin will be handling the Liquore case.

**Executive Session**

None

**Enforcement Officer's Report**

There have been significant updates to the basement office space at 359 Hazard Avenue. Theoring has been installed, the walls have all been painted and doors have been installed. The Planning Department has now signed off on the Certificate of Occupancy. Ms. Whitten also confirmed that there are now tenants for the basement offices as well.

**Public Communication and Petitions**

None.

**Bond Release(s)**

None.

**Continued Public Hearings**

None.

**Motion to move New Business Items SPR# 1923 and SPR #1924 to be heard before New Public Hearings made by Commissioner Higley; seconded by Commissioner DeGray and approved by a unanimous vote of 6-0-0.**

**New Business (Part I)**

- a. **SPR# 1923- 157 South Road** – Application for New Site Plan Review for self-storage use; Eric Hewitt, Applicant/Owner; Map 55/Lot 82; I-1 Zone.

Applicant and applicant representatives were present for discussion. Chair Fiore confirmed with Mr. Davis that the email from John Cabibbo was shared with the applicant. He also confirmed that plans were just received the day of the meeting. The proposal is to build three storage units in the front of the parcel. Wetlands approval was granted in May. Fire Marshall expressed concerns about the turning radius and both buildings were modified to accommodate it appropriately. The Health Department agreed to having no bathroom facilities. The only utility running through the units will be electricity. The Engineering Department requested that there will be no drainage flow on the access drive which will be addressed.

Mr. Davis confirmed that the staff memo was received by commissioners. Most of the Engineering Department comments can be addressed by adding a condition to the approval. Mr. Davis noted that Action does need to be taken this evening unless an extension is granted. He explained that most of the time on this application was spent going back and forth between the health code and building code related to the bathroom requirement. Those facilities will be provided in the auto repair facility and conditions are included to address that. Existing septic systems will be used. Health District staff stated they were approved for the current system.

Commissioner DeGray asked about auctions at the facilities and confirmed that there will only be online auctions. Commissioner Hilinski confirmed that the access road will be paved and that the units will be unattended. Chair Fiore expressed that he would be more comfortable to get an extension so he can review the information fully as the plans were just received. The majority of the contracts are all done online, and the applicant's body shop is right next door and would be there during regular business hours to assist as needed. Commissioner DeGray confirmed that the applicant owns the access road and Bosco's Automotive has a Right of Way easement to use it. The applicant asked for an extension, which was unanimously granted. This application will be heard at the December 7, 2023, meeting.

**Motion to extend SPR# 1923- 157 South Road until December 7, 2023, made by Commissioner D'Antonio; seconded by Commissioner Higley and approved by a unanimous vote of 6-0-0.**

- b. **SPR# 1924- 3 Palomba Drive** - Application for Site Plan Modification, addition for storage and auto detailing of repaired cars; Thomas Adamczyk, Applicant; Balise Automotive Realty; Owner; Map 57/ Lot 320, BR Zone.

Applicant and applicant representative present for discussion. Enfield Collision would like to add an addition to store car parts in and a single garage bay to use for detailing. An oil water separator will be added and per the regulations, green space and landscaping must be added around the addition. There will be a net zero increase in impervious surface due to the landscaping additions and the removal of the storage trailers. Erosion control will include silt sacks on the catch basins and any ground material will be hauled off-site. Mr. Davis shared feedback.

Chair Fiore confirmed with the applicant that they are aware of the site-specific condition prohibiting outdoor storage.

**Motion to approve SPR# 1924- 3 Palomba Drive with 26 conditions and modifications made by Commissioner DeGray; seconded by Commissioner D'Antonio and approved by a roll call vote of 6-0-0.**

**New Public Hearings**

- a. **PH# 3077 – 38 Post Office Road and Map 47/Lot 12-** application for a special use permit for the expansion of a construction facility including outdoor storage; Spazzarini Construction Co., LLC, Applicant; Post Office LLC and St. Thomas Realty Associates LLC, Owners; Map 47/Lot 12 & 51; I-1 & I-2 Zones.

Commissioner DeGray read the legal notice into the record. Applicant and applicant representatives were present for discussion. Spazzarini Construction presently operates out of the front parcel, and they are looking to expand to a vacant parcel to the rear. It is owned and controlled under a different entity and they lease the front parcel and will be leasing the rear parcel. The rear parcel will be used for outdoor storage. The proposed use in this zone requires a special permit application.

Current property specifications were reviewed. The applicant is seeking to add 1.4 acres of gravel to be put down for outdoor material storage. Three new 24-inch culverts will be installed to replace an undersized culvert. Runoff from the site will slope down to a swale, which will convey it to a new storm management basin that will be located on the eastern side of the yard in accordance with DEEP requirements. There are some areas of wetland fill and mitigation will be provided to offset the fill. Wetlands approval was received in September. There is an existing wooded buffer around at least two sides of the property that will be maintained, and the outdoor storage is under the Town of Enfield's 20% requirement. Staff concerns were addressed during ART meetings.

Mr. Davis shared that the Fire Marshall had no comment. He further explained that there is no mention of the limited outdoor storage in the draft motion, and it is up to the commissioner to include it should they wish. Chair Fiore confirmed that the applicant is aware of and understands Site Specific Conditions 9 and 11. Commissioner D'Antonio confirmed the land has already been cleared and graded and is currently topsoil. Mr. Spazzarini explained that this will be an ongoing project and he can take surplus material and store it discreetly on this lot.

The public hearing was opened for comment. No one spoke for or against this application.

**Motion to close the public hearing made by Commissioner DeGray; seconded by Commissioner Higley and approved unanimously by a 6-0-0 vote.**

**Motion to approve PH# 3077 – 38 Post Office Road and Map 47/Lot 12- with 27 conditions made by Commissioner DeGray; seconded by Commissioner Hilinski and approved unanimously by a roll call vote of 6-0-0.**

- b. **PH# 3078 – Application of Impact Residential Development** for a mixed-use development at 20 ½ Pleasant Street, 16 Pleasant Street, 2 Chapel Street, 1 & 5 & 9 & 21 Church Street, 17 North Main inclusive of the front parcel with .1 acres; Impact Residential Development, Applicant; Town of Enfield, Owner, TD-5.

Commissioner DeGray read the legal notice into the record. Applicant representatives were present for discussion. This application is for a special permit for a 70-unit residential community that includes 10 parcels. Those 10 parcels would be merged into a single lot which would create 1.78 acres to accommodate the development. There will be 2 studio units, 27 1-bedroom units, and 41 2-bedroom units. 56 units will be income restricted and 4 will be market rate units. A section of the regulations related to the TD-5 district was read. Office space will be provided on-site, and it will provide an active pedestrian environment with access to existing goods and services in the neighborhood that will create a transit-oriented development. It is the applicant's opinion that the proposal complies with both the zoning regulations and the POCD guidelines.

Background information was shared about both Impact Residential Group and Starwood Capital. Impact Residential Group responded to the Town's RFP, and they have now arrived at the development before the Commission. This will be a mixed income development. The financing for developments such as this is driven primarily by federal tax credits, which are allocated by the Connecticut Housing Finance Authority. It is the sole state allocating agency and is primarily responsible for most of the affordable housing developments in the state. Income tiers served were reviewed. The area median income for Enfield is \$113,100 per year based on the 2023 figures. People served within various income tiers was also discussed. All households with combined income above \$70,450 are eligible for the market rate units. The evolution of the Union Square Development Plan was shared. They now envision only one of the purchased parcels to be used for parking. The ground floor of each of the units will have plate glass windows and will be consistent with commercial spaces in the area.

Commercial viability was discussed. Their research found that there is a high percentage of vacant commercial space and limited neighborhood incomes and foot traffic to support new retail investment. The applicant shared photos of existing retail spaces on Pearl Street, which they feel speaks to the condition of the neighborhood. The first five principles from a document entitled "10 Principles for Rebuilding Neighborhood Retail" were read for the commissioners. Successful retail needs residential to make it grow. Ground floor retail was initially proposed but there is an abundance of current vacancies, and it is the applicant's opinion that it would not be possible to bring in new retail to undermine an already struggling environment. It is complicated further by the financing for a development like this where there is a mix of private and public resources. The tax credits allocated are not federal dollars but credits which are assigned to a developer who, if you meet the requirements, are then sold to an equity company/investor. That is part of the private equity that makes up over half of the total development sources as well as a private permanent mortgage. To be able to meet the array of incomes served, you require a lot of soft public subsidy. None of those funds can be directed to commercial uses and are restricted to residential activities. To be able to create a true mixed-use development, you must have a strong retail component where the financing is provided up front and is separated legally from the rest of the development through its own condominium parcel and has its own financing. The developer feels like it is too premature to commit to retail and believes that with more development in this transit-oriented district and building of the foot traffic, retail will follow. It is their experience that retail will naturally blossom with people demanding those services.

Site plan design details were discussed. Development will be 1.78 acres and will have two 4-story buildings. Entrances and exits were detailed. A fitness room and community use room will also be in Building B. There will be 76 parking spaces with six spaces reserved for office space. The site can accommodate all safety vehicles. Fire Department connections to the building will be directly adjacent to the street in front of both buildings. There will be two dumpsters with screening. It will have a double-swing access gate making it handicapped accessible. Sidewalks and crosswalk access were detailed. Additional sidewalks will encourage pedestrian use. Traffic study showed that there is no level of impact to any of the five intersections analyzed.

No catch basins or detention basins will be used as they are following a low impact development design. Water will run from the highest point to each of the surrounding streets. There will be focal point rain gardens which will allow runoff to infiltrate to a small underground storage system before discharging directly into the Town's drainage system. A grate will be included next to the gardens to catch any additional overflow to prevent flooding of adjacent properties. This has been reviewed by the Engineering Department and does meet all the requirements.

Site amenities include two bicycle racks and twin bicycle storage units in the building. There is a 1500 sq ft patio that connects to the community room in Building B. The monument area will be enhanced with additional plantings. 38 shade trees will be planted throughout the site. 1500 sq ft of snow storage will be provided. The developer is leaning toward architectural lighting that is 100% downlight and is dark sky compliant. Two lighting options were shared with the commissioners. Chair Fiore confirmed that there will be 14 light posts and requested that more lighting be added toward the Chapel Street side of the parcel. Light safety has been met from a photometric standpoint. A screening fence will run along the property boundary near Pleasant Street with a gate to allow for mowing access. The bus stop will be in front of Building A.

Parking was reviewed. Parking requirements are met as stipulated. 111 parking spaces are required to satisfy the parking requirement and 70 residential spaces will be provided on-site, with 41 parking spaces still needed. Section 8.124.6 of the zoning regulations was reviewed, which allows for legally permissible on-street parking, and that parking within municipal lots (providing that they are within 500 ft of the site) may be used to satisfy up to 50% of the parking requirement. A map was shared detailing the streets allowed to be included within the 500 ft radius. Per the applicant, 103 spaces were observed within that radius. The applicant believes that as a transit-oriented development, not every 2-bedroom unit will need both allocated parking spaces. Commissioner Lefakis asked about the possibility of underground parking. Underground parking was not part of the initial design as it is cost prohibitive and due to the building size, it would allow for a small amount of parking. Additionally, mixed income tax credit developments do not accommodate underground parking due to prohibitive costs. Staff did mention this during an ART meeting as an alternative and it was not feasible. Commissioner DeGray asked about parking at Bigelow Commons. It is not public and while the applicant has explored discussions with Bigelow Commons, they are not counting any parking from Bigelow Commons.

Architectural review was discussed. They used the building profile from Pleasant Street for their design theme. The floor plan for Building A was reviewed. There will be a mix of office space and residential units on the first floor. The basement will house mechanical units and residential bicycle storage. There will be no residential storage provided in the basement, which meets the CHFA guidelines. Each unit will have washer and dryer hook-ups, energy efficient heat pumps, closet space and operable windows for fresh air and sunlight. The façade was detailed. The floor plan for Building B was reviewed. There are 8 residential units on the first floor along with the community room, which has a kitchenette and a bathroom. There are separate entrances to the outdoor patio. It will also be available to be rented to the community for similar purposes. The basement has the same amenities and features as Building A. The exterior façade of Building B was described. This building will have stepdown style roofs, which they believe will help meet the residential character of the surrounding properties. Buildings are constructed to Energy Star standards and several features throughout the building are energy efficient. There will be eight EV charging stations, which meet state requirements. Education on these various features will be provided to the residents. Chair Fiore confirmed that security cameras will include cameras on site and inside the buildings, stairwells, and corridors. Buildings will have key card entries.

The applicant shared an overview of the benefits of the development to the Town of Enfield. A \$40,000 donation was made by Impact Residential Development to the historic renovations of the Pearl Street library.

Commissioner Lefakis requested that 14 Prospect Street be changed to 14 Pleasant Street on a specific plan. He also confirmed that both buildings had trash rooms on each floor. Commissioner D'Antonio commended the applicant on the low impact development design related to the drainage. He also commended them on the emphasis of energy efficiency, especially the heat pumps. He confirmed that the heat pump condensers are on the roof. He felt the applicant applied the TOD project well with the train station as the primary driver but also including the bus route and commuter bus route. The bike parking was well done, and he requested that the applicant consider a wave or basic inverted design as they are preferred over grid style bike racks. He asked if the stairs located at the back of the property near Pleasant Street will be replaced with a ramp or will both be kept. There is a historical wall which stops and turns into a curb cut onto 16 Pleasant Street. The orientation of the stairs does not allow for access down them, but they do not intend to strictly remove them. The intent is to disassemble the stairs then reassemble the wall back with the remaining stairs. The applicant recognized that this is a historic feature and is located within the Historic District area. He asked if the applicant has considered rent incentives for tenants with fewer vehicles. He asked if there were any differences in terms of finishes or appliances between market rate and affordable housing, which there are none as it is not allowed. He expressed concern related to the trees and their proximity to the building, especially with the species selected. At full maturity, these trees will not support the proposed 5-foot space between them and the building. There seems to be space to plant these farther away from the building. The applicant stated if there is an option for the trees to be planted farther out, it is possible to move them. Chair Fiore asked for a schematic detailing alternative placements for these trees. Commissioner D'Antonio also asked about the removal of existing landscaping. He opined that it did not seem like there had been any attempt to work with the existing landscaping while developing the plan. He expressed specific concern about the trees on North Main Street in front of Building A. The applicant noted that there will be significant excavations that will go beyond the parcel, affecting the roots of these trees. The applicant agreed to take a survey of the existing trees and see what capacity they have to keep mature trees on the site. Commissioner D'Antonio asked for an alternative landscaping plan to see what the applicant can strive for to retain existing landscaping. The applicant opined that the only landscaping that is likely to survive construction is the area bordering Pleasant Street as it will not be heavily excavated. Commissioner Hilinski asked about vehicular and pedestrian impacts. Many of the development's residents will be working in town and he is concerned about the rush of traffic during commuter times. He also expressed concern about pedestrian traffic and stated that we may need more mass transit capabilities. The applicant stated that the peak morning rush hour time was studied and the increase in the amount of traffic was negligible. There are additional investigative tools that DOT can run related to mass transit, especially in this case. Commissioner DeGray asked about how the applicant plans to prevent overflow parking into 14 Pleasant Street. Signs cannot be placed on other properties, but they can discuss adding signage on their property for residents.

The public hearing was opened for public comment.

**Kelly Hemmeler, 10 Hartford Avenue**, expressed that her biggest concern is parking. She lives a few streets down and is looking out for her neighbors on Church Street and Pleasant Street. Every day there is no parking on many of the surrounding streets. This is going to add 41 or more cars trying to park on these streets and this does not include guest parking. Getting the cars off the street in the winter is already difficult. Municipal lots are already likely full. She is also concerned about public safety. She is concerned about fire truck access with such an increase in on-street parking. The train is not there yet, and cyclists are few and far between. Community rooms sound great but where are the guests going to park? They will not be coming in on a bike or

on a train that is not here yet. Financial prohibitions should not be considered. Please look out for the folks already living in the neighborhood.

**Tricia Barnes, 16 Windsor Street**, has lived in Thompsonville all her life. She agrees with Mrs. Hemmeler that parking is an issue. The end of her street is Windsor Court, which houses handicapped and elderly people. The street had to be widened to accommodate emergency vehicles so that is an issue for her. She is a pedestrian and walks everywhere. A lot of buildings in Thompsonville are in dire need of repair and she is hopeful for this new development. She is less concerned about the lack of basement storage for residents but is more focused on getting housing for people in need.

**MaryAnn Turner, 7 Meadow Road**, stated that parking is an issue but the Rivergate study from 2018 discusses parking. One of the things it said is that Enfield should be open to public/private partnerships and that the Town could partner with a private developer to underwrite the cost of a structured parking garage utilizing a TIF as a method of financing the structure. This should be considered especially because it is possible that not all the property is going to be used. Parking will be a problem from the vision of 60 years. 60 years ago, our forefathers, decided to get into urban renewal and it took a toll on Thompsonville. She grew up in Windsor Locks and saw the negative effects of urban renewal. This was from a lack of vision that she thinks the current commission does have. You have seen what happened and you see the future. Housing is needed but Thompsonville needs its charm. This is the Commission's chance to be a visionary. Mrs. Turner addressed Commissioner D'Antonio and stated that he has many things to say that are especially important and by being on this Commission, he can articulate it to anyone who comes in front of him and make them see the future.

She does believe that the train station will be in Enfield before she dies. Thompsonville needs to be walkable. There are several gems within the area. This is what brings back charm. She is not entirely sure what is being offered will give the charm designed. Thompsonville is walkable as it is, but the development looks like a big square structure that is very unattractive. The photo on the front of the packet does not look like what is in the back. The Town of Enfield and the federal government put ARPA money on the table and the Town used \$250,000 to support local small businesses. A few businesses in Thompsonville took advantage of the funding and she is hopeful that grants for façade improvements will be available in the future.

The applicant hit many of the bells and it is needed in the TD-5 district but charm is also needed. The commissioners have the chance to make that change. The applicants were positive most of the time, but she felt a strong pushback of negative feedback, implying any requests made would be a 'no.' This is the commissioners' chance to give Enfield what it really needs and make it beautiful today and 60 years from now. The park is being used, the walking loop is being used, more food trucks will be downtown, more businesses are coming.

She felt that the applicant did not need to share photos of the buildings in need of rehab. They did not need to tell us what we already knew. The design presented a few years ago is not the design in front of the Commission tonight. The buildings are sterile and unattractive and while the applicant says that it looks like the housing on Pleasant Street, is that really what you want as the frontage on our version of 'Main Street'? The applicant stated that they do not have the capacity to fill the stores, but they also stated that they have seen them grow into it. We asked for walkable storefront type apartments, which is not what is before the commission tonight. She also expressed concern about sidewalk access. She shared another portion of the Rivergate Study. She urged the commissioners to hold tight to their vision. Enfield deserves better and use whatever tools you can to come up with a look to make Enfield better. She also asked if a bus shelter will be included and would like to see pictures of other properties they have developed. She hopes the public hearing will stay open. She urged residents to come to the next meeting and put their input in.

Chair Fiore explained that the applicant can respond to public comment but recommended that the public hearing be continued, and questions be addressed at the next meeting. The applicant expressed no objection. Chair Fiore asked for other façade designs to be shared at the next meeting.

**Motion to continue the public hearing made by Commissioner Higley; seconded by Commissioner Lefakis and approved by a unanimous vote of 6-0-0.**

**New Business (Part II)**

- c. **PH# 3065ZA- 113 Brainard 2Road-** Request for extension on filing of zone change from R-33 to BR; Fast Track Realty, LLC, Applicant; John Ferreira, Owner; Map 36/Lot237; R-33 Zone

The applicant was not present. A letter from the applicant's attorney was included in commissioners' packets for review. Chair Fiore noted that there were some medical issues and other matters that caused it to fall behind schedule. The applicant is now requesting a one-year extension. The extension does seem legitimate, but he is not comfortable granting such a long extension.

**Motion to extend the application for PH# 3065ZA – 113 Brainard Road for six months made by Commissioner DeGray; seconded by Commissioner Higley and approved by a roll call vote of 6-0-0.**

- d. **Resolution PA 23-142-** Zoning Compliance- Certain Protections for Group and Family Childcare Homes

Ms. Whitten gave a brief overview of this resolution and what was discussed at the previous meeting. She reviewed the act in detail and found that the Town of Enfield complies with most of the requirements. These are considered a "by-right" in town except if it is in a multifamily building, then a special permit is required. The special permit requirement will need to be removed. Additionally, you cannot deny something on the merits of the character. Ms. Whitten explained that the word 'character' appears in the regulations a lot. She will be reviewing the regulations further to find references to 'character' to ensure compliance with the act. She is requesting that the Town move forward with a six-month extension so that she can have the time to properly go through the regulations and ensure compliance.

**Motion to move staff recommendation to the Town Manager for report to OPM regarding possible modification to the Enfield Zoning regulations in order to comply with PA 23-142 with the study and modification to be accomplished by May 1, 2024 made by Commissioner DeGray; seconded by Commissioner Higley and approved unanimously by a roll call vote of 6-0-0.**

**Any Other Business Proper to Come before Said Meeting**

- a. Discussion on extension of filing deadline for special use permits

This was kept on the agenda as a placeholder and will be addressed at a later date.

- b. **2024 Meeting Calendar**

Chair Fiore made recommendations related to the 2024 calendar adoption that were similar to the 2023 calendar. Ms. Whitten referred to both Easter and Good Friday falling in March.

**Motion to approve the 2024 meeting calendar with the following modifications: all August meetings be removed, the December 12<sup>th</sup> and 26<sup>th</sup> meetings be moved up to December 5<sup>th</sup> and 9<sup>th</sup>, and the January 9<sup>th</sup> and 25<sup>th</sup>, 2025 meeting dates be included in this adoption made by Chairman Fiore; seconded by Commissioner Higley and approved by a unanimous vote of 6-0-0.**

## **Correspondence**

None.

## **Commissioner's Correspondence**

Commissioner DeGray received notice from CRCOG related to a training on housing that was taking place at the same time as this meeting. Once the playback is available, she will forward it to staff to then send it to the other commissioners.

Chair Fiore reviewed the terms of each commissioner. Commissioners Higley, DeGray, Lefakis, Alaimo, and Mule need to reapply should they choose. Chair Fiore read the following statement into the record related to his term:

“Two years ago, I was asked to serve on this Commission by the then new Council Majority. It was presented to me that my experience and knowledge of this Town and its Government operations would be beneficial to this Commission. I was then truly honored and humbled to be appointed by my fellow Commissioners to be your chair.

My goals as Chair were simple. The first was to treat every member and our staff respectfully and professionally. This was something that was unfortunately clearly absent from prior leadership of this Commission. Each Commissioner here brings a unique perspective to the issues before us. I am proud of fostering an environment where everyone was free to speak and present their ideas and concerns without pressure or influence from me or from anyone else. The same is true of our Staff - Laurie, Matt, Rick, and Georgie, they are the finest in the area. The work they put in is invaluable. They are true professionals and I attempted to ensure that they would always be treated as such.

My second goal for this Commission was to ensure that every person or entity that appears before us is treated fairly and honestly, and we were always acting with the best interests of the Town first and foremost. Unlike what might go on in other elected Boards and/or appointed Commissions, I would not condone or tolerate anyone injecting their own personal interests, financial or otherwise, into our decision-making process.

Elections have consequences, and it has become painfully apparent to me that my vision is in no way compatible with the new majority that is now completely in charge of this Town. I cannot be part of a Commission that will be pressured to approve most of the commercial interests, regardless of its impact on the Town and its neighborhoods, all to foster the illusion that doing so will save my fellow residents some tax increases. Unfortunately, I foresee that is a fallacy that will be pushed on this and other Commissions going forward.

I cannot and will not be a part of that story, therefore regretfully I will be resigning from this Commission effective December 31, 2023. Thank you.”

## **Director of Planning Report**

The new Secretary 3 position was filled, and she started this week.

## **Opportunities/Unresolved Issues**

None.

## **Administrative Approval Report**

None.

## **Receipt of Applications**

- a. PH 3079- application for an in-law apartment at 78 Brainard Road.
- b. PH 3080- map amendment, rezone of property located at 17 and 21 Elm Street from R-33 to BL zone.
- c. PH 3081- application for an adult-use cannabis food and manufacturer business at 27 Pearl Street.
- d. SPR 1924-application for a special use permit for outdoor storage and for administrative approval, which also involves outdoor storage. One will be a public hearing and the other will be for administrative approval.

## **Adjournment**

**Motion to adjourn made by Commissioner Higley; seconded by Commissioner DeGray and approved by a unanimous vote of 6-0-0.**

The meeting was adjourned at 09:55 PM.

Prepared by: Rebecca Jones

Respectfully Submitted,

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John Petronella, Secretary