

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

Call to Order & Pledge of Allegiance

Roll Call

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

Absent: Alternate Commissioner Vinnie Grillo.

Also, present were Laurie Whitten, Director of Planning and Zoning, Georgienna Driver, Assistant Town Planner, and Matt Davis, Assistant Planner.

Approval of Minutes

a. November 16, 2023

Commissioner DeGray said on page 4, first paragraph, 5th line, it should be 14 and not 4. On page 8, 3rd paragraph, 2nd line it should say waiting for a decision from the Army Corps of Engineers. Chair Fiore said on page 1, Enforcement Officers Report, it states “Theoring” it should read, “flooring.”

Motion to approve November 16, 2023, regular meeting minutes as amended made by Commissioner Higley; seconded by Commissioner DeGray.

Motion approved by a unanimous vote, 7-0-0 vote.

Continued Public Hearings

- a. 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 & 19 & 21 Church Street, 17 North Main inclusive of the front parcel with .1 acres; Impact Residential Development, Applicant; Town of Enfield, Owner, TD-5.

Chris Smith, land use attorney with Alter and Pearson Law Firm representing the applicant, Impact Residential Development. Also, present Peter Wood from Collaborative Development LLC, Architect, Susan Odell, Frank Vacca, Senior Project

Manager, Sam Offei-Addo a transportation engineer and Jessica Mullins the president from Impact Residential Development.

Ms. Mullins gave an overview of Impact Residential Development.

Chris Smith went over the comments from staff and the public from the November 16, 2023, meeting. Supplemental material was submitted responding to the comments. Mr. Smith went over the supplemental material. Sam Offei-Addo went over the parking information from the presentation.

Commissioner DeGray asked where the 41 parking spaces are coming from, when currently all those spots are taken. The parking lot currently on Pleasant Street used to have a sign for public parking. During winter storms people park there because they cannot park on the street. Second question on traffic, if the analysis included the train station as open? Sam Offei-Addo said that if the train station were there, there would be fewer cars because people would walk to the train station. The analysis assumed that it was just the apartment building. Mr. Vacca addressed the question about the 41 spaces. The 41 spaces will not all be utilized. They do not expect that the 2 bedroom apartments will have 2 vehicles. They will work with the Town during snowstorms to ensure there is no burden for winter parking.

Commissioner Hilinski asked if there was a thought into putting in a parking garage. Peter Wood said that based on the size (1.78 acres) it does not provide sufficient room for the housing that is necessary and to create structured parking.

Commissioner Alaimo asked Ms. Mullins if she has a background in mixed-use development. Most of her background is in housing. He also asked if land was to come available would they consider building a parking structure. Ms. Mullins said if funding is available. He said what they proposed the first time was more in line with the look for Thompsonville. He would like to see it like it used to be architecturally.

Commissioner Higley said she did not see anything on guest parking. Sam Offei-Addo said that the analysis took guest parking into account. There are multi-family houses on some of the streets. She said you are going to initiate parking wars, because the residents of these multifamily homes park on the street.

Commissioner D'Antonio explained the opposite point of view. He said it is not realistic to put the burden of parking on the applicant because the Town should research resolutions to accommodate. The Town has the responsibility of managing its streets and municipal parking.

Chair Fiore asked to review the additional parking slide. This information was taken as if the train station was already built.

Mr. Vacca went over the stormwater presentation, as well as addressing the questions regarding the placement of the trees.

Susan Odell architect explained the store front windows in building B and the windows in building A.

Commissioner DeGray said she was disappointed with the design, it is missing a welcoming front entrance, it is all windows. Ms. Odell explained the reason for the entry being as it is shown on the plans. Commissioner DeGray asked if they were planning to add more EV stations as electric cars become more popular. Ms. Odell said yes if the owner wishes to add more than they could add more.

Ms. Odell proceeded with her presentation on the architect of the project. She went over a new option that softens the outside look.

Jeffrey Foss 16 Crescent Beach Drive said that he opposes the project, the storm water is a big concern. He talked about his properties which are next to the proposed project. He wanted to know who he would sue when the basements of his properties flood, would he sue the town or the developer? He said all the water is leading to his 4 buildings. He stated that he has 45 signatures on a petition. He has 14 buildings and 66 families surrounding this project. Reason #1 for opposing this project is parking. Reason # 2 he spoke with the town engineer, who he says did not know his properties had full basements.

Angela Foss- said she does not approve of this project because it does not comply with the zoning regulations of Thompsonville. She said as abutters they would have attended the PZC meetings, but she was not informed of the meetings. She proceeded to read the zoning regulations for Enfield.

Patrick Thibodeau 20 Cora Street- said that he fully supports this project. He discussed the history of Thompsonville and asked what is the issue in Thompsonville, is it parking or disinvestment?

Christina Lang 90 South Road- said how far back do they want to go. Putting off housing is terrible. She said winter parking is horrible. The people who own property in Thompsonville, who are not managing their parking problems are spilling over onto the new people. The people who own property need to manage their tenants better.

Patricia and Gabby Burns 16A Windsor St- addressed the parking on some of the streets and how some people have a lot of cars that they park and do not move. She said that landlords need to maintain their properties.

John Malinowski 1302 Bigelow Commons- He supports affordable housing. He believes the parking issues are an excuse for the Town to deny this project. He said that denying affordable housing based on strict parking rules sets the town back from becoming more diverse.

Jeffrey Foss 16 Crescent Beach Drive-continued to talk about the water runoff going to his buildings. The petition that he has regarding parking was read into the record.

Angela Foss- continued to talk about parking. She said if there was a way to add a better parking situation, they do not have anything against this. It is just not following the zoning regs.

Patrick Thibodeau 20 Cora Street-continued to talk about parking, He said to the Commission, based on the questions you are asking it sounds like you are ready to deny this project, which he hopes is not the case.

The applicants addressed some of the concerns from the public. Chris Smith stated that the concerns with stormwater and parking, the applicant is complying based on the town regulations.

Mr. Vacca addressed the concerns on stormwater, underground vs. above ground. He said he has responded to all the comments made by the Town Engineer. He said there is a potential to not have any infiltration of their systems horizontally towards the adjacent properties. There will be less water existing on the site, less water stored on the site and being conveyed into the existing storm system. He addressed the comment that the parking spaces were not calculated properly. The parking calculations in the regulations do stipulate 1.5, however in coordination with the town planning department has been reduced to 1 based on changes of the state law.

Susan Odell spoke on the quality of the building. There are strict above ground code regulations for what the developer can do.

Ms. Driver spoke on landscaping and the American Hornbeam tree. The Conservation Commission applied for a grant to add more trees to this area and the grant was awarded. The parking lot location radius from the development is about 345 feet away, it is within the 500 foot buffer. Thompsonville has its own architectural requirements that are separate from the rest of Enfield. They are laid out in the appendix; they are not required but encouraged. Lastly, they do not define mix-use or require specifically what those uses have to be. The public hearing signs for this application were posted on November 6, 2023, 10 days prior to the meeting informing the public of the meeting.

Commissioner Alaimo asked if there was an easement between the abutters' buildings. Mr. Vacca said because of the shape of the lot, it is currently a driveway and will be converted to grass. Commissioner Alaimo asked if the Town Engineer approved everything? Ms. Driver said that the Town Engineer and Mr. Vacca have been in discussion about the revisions and recommendations, he just needs to click complete on his step.

Commissioner DeGray made a motion to table **PH# 3078 – Application of Impact Residential Development**, until December 21, 2023, at 7pm seconded by Commissioner Hilinski.

Motion passed unanimously, 7-0-0 vote.

Commissioner DeGray made a motion for a 5 minute recess seconded by Commissioner Higley.

Motion passed unanimously, 7-0-0 vote.

Chair Fiore called the meeting back to order at 9:44PM

New Public Hearings

- a. PH# 3080MA - 17 & 21 Elm Street & Map 26/Lot 118** - Application for a Zoning Map Amendment from R-33 zone to BL zone; Troiano Properties LLC; Applicant/Owner; Map 26/Lots 28, 29 & 118.

Commissioner Higley made a motion to table **PH# 3080MA - 17 & 21 Elm Street & Map 26/Lot 118**, to December 21, 2023, at 7PM, seconded by Commissioner DeGray.

Motion passed by a show of hands 7-0-0 vote.

- b. XSU# 23-01 - 40 Moody Road** - Special Permit Application for the redevelopment and expansion of the town fueling station; Town of Enfield, Applicant/Owner; Map 75/Lot 103; I-1 Zone.

Chair Fiore recognized Ms. Driver for the work she did on this application.

John Hammer for SLR Consulting went over the project and the proposal to provide fuel for the town facilities.

Rock- associate civil engineer went over the process of the project and design.

Commissioner Hilinski asked for clarification on the roof and how similar it is to a gas station roof. Rock said the canopy is exactly like a gas station roof.

Mr. Davis said that hard copies of the staff report were handed out along with a copy of the SLR supplemental relative to the storm water.

Commissioner DeGray made a motion to close the public hearing, seconded by Commissioner Higley.

Motion passed by a show of hands 7-0-0 vote.

Commissioner Petronella made a motion to approve **XSU# 23-01 - 40 Moody Road** - Special Permit Application for the redevelopment and expansion of the town fueling station with 26 site specific conditions, to include 4 conditions requested by the CT Water Company, seconded by Commissioner Hilinski.

Motion passed unanimously, 7-0-0 vote.

b. PH# 3082 - 1559 King Street – Special Permit Application for an accessory outdoor storage area; Baker Properties Limited Partnership, Applicant/Owner; Map 17/39; SDD-Zone.

Oliver Goldstein to present the application on the outdoor storage space. It has about 6720 square feet of outdoor storage. An 8 foot vinyl fence and air conditioning equipment.

Commissioner Higley made a motion to close the public hearing seconded by Commissioner Degray.

Motion passed unanimously, 7-0-0 vote.

Commissioner Petronella made a motion to approve **PH# 3082 - 1559 King Street** seconded by Commissioner Mule.

Motion passed unanimously, 7-0-0 vote.

Old Business

Commissioner Higley made a motion to remove **SPR# 1923 - 157 South Road** from the table, seconded by Commissioner Degray.

Motion passed unanimously, 7-0-0 vote.

- 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.

Redford Russell Heinz along with the applicant Eric Hewitt gave a brief overview of the application and project.

Mr. Davis said the memo under staff comments. They added Johns comments. Site Specific #17 is John's condition.

Chair Fiore shared his concern about the project not having the use of the bathroom available because this storage facility will not have someone on site.

The Commission discussed adding 2 conditions.

Commissioner Petronella made a motion to approve **SPR# 1923- 157 South Road**, seconded by Commissioner Hilinski with the following 35 conditions with the 2 additional conditions:

- Annual sweeping of parking and roadways of sand and debris.
- Post body shop hours.

Motion passed unanimously, 7-0-0 vote.

Planning Staff Report- - Ms. Whitten said there have been questions as to why certain things do not get built or get building permits quickly after they have been approved. She said it has a lot to do with the Office of the State Traffic Administration called OSTA and they have the right to review new applications regarding parking. This is the reason some things are backed up.

The other thing, the solar farms are part of the States Siting Counsel jurisdiction, if the solar farms are over a certain amount of megawatts it goes to the Siting Counsel the local municipalities have no jurisdiction for permits.

Authorization for Administrative approvals-

SPR# 1925 – 1559 King Street – Application for a modification on previously approved plan - Reduction of storage area; Baker Properties Limited Partnership, Applicant/Owner; Map 17/39; SDD-Zone.

Applications Received

PH# 3083ZA – Application of Zoning Regulation Amendment to allow the use of Veterinary offices as a separate category in the BL, BL-H and BG-H zones in table 5.20; Pawsome Vet Care, PLLC, Applicant; Sara Dupre Roe, Representative

Adjournment

Motion to adjourn made by Commissioner Higley; seconded by Commissioner DeGray and approved by a unanimous vote of 7-0-0.

The meeting was adjourned at 10:43 PM.

Prepared by: Sandie Barone

Respectfully Submitted,

John Petronella, Secretary