

ENFIELD PLANNING AND ZONING COMMISSION
LIVE REGULAR MEETING

MINUTES

THURSDAY DECEMBER 21, 2023 – 7:00 PM
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK

2023 DEC 28 PM 2:22

Shila M Bailey

Call to Order & Pledge of Allegiance

Roll Call

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

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

Approval of Minutes

a. December 7, 2023

Motion to approve December 7, 2023 regular meeting minutes with an made by Commissioner Higley; seconded by Commissioner Hilinski.

Commissioner Alaimo stated that Commissioner's Correspondence was left out of the minutes and other portions have been excluded. He was reminded that the minutes are no longer verbatim.

Motion to table the December 7, 2023 regular meeting minutes made by Commissioner Alaimo; seconded by Commissioner DeGray and failed by a 2-5-0 vote.

Motion to approve the December 7, 2023 regular meeting minutes with the following amendment to be put under Commissioner's Correspondence: "Commissioner Alaimo questioned things said from Chairman Fiore's resignation letter" made by Chairman Fiore; seconded by Commissioner Hilinski and approved by a 6-1-0 vote.

Town Attorney Report

None.

Executive Session

None.

Enforcement Officer's Report

None.

Public Communication and Petitions

Angela Foss, 16 Crescent Beach Drive, asked if she could talk about unkind things said by Impact Residential at the last meeting.

Bond Release(s)

- a. PH# 2925 – Family Ford – 65 Hazard Avenue – Landscape Bond Release Request

Secretary Petronella read the bond release into the record. Chairman Fiore confirmed with staff that this is a swap as they are essentially switching who is holding the bond. Commissioner Fiore noted that the new bond held by Family Ford is already in place.

Motion to release a landscaping bond in the amount of \$5,950.00 in relation to PH#2925 – Family Ford – 65 Hazard Avenue made by Secretary Petronella; seconded by Commissioner Hilinski and approved unanimously by a 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 & 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.

Applicant representatives were present for discussion. Attorney Smith gave a recap of this application and related public hearings. Mr. Vacca addressed the small strip of land owned by Impact Residential Development (IRD) adjacent to 20 and 22 Pleasant Street. It was to be converted to grass to catch any additional water. It will now remain as pavement and will continue to discharge down the slope onto Pleasant Street. The double catch basin will discharge to Chapel Street. This modification ensures there will be no stormwater infiltration onto 20 Pleasant Street. Chairman Fiore confirmed that there will be no decrease in impervious coverage in that specific area. Commissioner D'Antonio opined that this was a missed opportunity to decrease impervious coverage. Commissioner Alaimo confirmed that all comments made by Town Engineer John Cabibo have been addressed.

The public hearing was open for comment.

Jonathan Robertson, 14 Pleasant Street, asked about the right of way between the area of the former Lamagna Center and the movie theater and wanted to know where that fits into this project.

Patricia Burns, 16A Windsor Street, would rather if everyone could work together and come to an agreement for the benefit of the future.

Gabriella Burns, 16A Windsor Street, recommended adding a 6th floor to one building and subtract a floor from the other building to add for more parking.

Jeff Foss, 16 Crescent Beach Drive, has an issue with parking. He is not against the apartments. They are not his competition. He asked about who owned the parking lot behind the old Lamagna center. People currently using this lot will have nowhere to park. There is already a major parking problem in Thompsonville. He shared figures from a document he created related to parking spots in the adjacent lots.

Angela Foss, 16 Crescent Beach Drive, feels like the Town is putting the cart before the horse. She wanted to respond to a comment made by Mr. Wood. She has kind words to say about Jessica Mullins. Mrs. Foss stated that IRD did want to buy their buildings and didn't want to put down any typical down payment but put money into an escrow account. She shared details about her experience with IRD and their attempt to purchase homes owned by the Fosses. IRD did not intend to fix the houses up but demolish them, leaving the Foss's tenants without housing.

She discussed setback discrepancies. She thanked Chairman Fiore and Commissioner Higley for their service.

Christina Lang, 90 South Road, explained that this is a legacy moment. Town Council should not have placed this all upon the PZC but it is here now and is a golden opportunity to create a magnet. Windsor, CT has a great model for the town to follow.

Patrick Thibodeau, 20 Cora Street, shared information about New Britain, CT and the journey Mayor Erin Stewart took to rebuild their downtown. She believed that housing should be built first because feet on the street will drive the economy. FastTrack helped develop their downtown as well.

Nikki Price, 1324 Enfield Street, shared a statement she read to Dr. Don Poland in relation to the POCD. How can a town do 40 or 50 years of commission reports and not fix parking. She pointed out that the POCD is a guideline only. She also asked how does the project move forward if Town Council did not accept the grant funds?

Patrick Tallarita, 11 Pearl Street, lives in the old Thompsonville Firehouse. He has lived in town long enough to hear all the promises that have been stymied. Living in Thompsonville now, he is seeing small but steady progress. He understands that this is not perfect. Parking is always going to be a Thompsonville deficiency. Development is needed to spur things forward. We sacrifice progress for perfection. The parking he is counting on for a future business will be jeopardized. He would have liked to see retail but is unsure it is possible in the current economic standing.

Sheila Munroe, 3 Stacey Lane, this is a sore subject. Urban renewal wiped out Thompsonville. You can't build on something that has no foundation. She feels that parking is very overvalued and believes that a one-bedroom unit with two people will have two vehicles. She does not feel it was worth taking down the buildings we no longer have, like the Strand.

Patricia Burns, 16A Windsor Street, stated that the building she lives in is over 100 years old. The houses are all burning down. How much longer are we going to wait to develop new housing?

Chairman Fiore asked about the right of way between the Strand and the Lamagna Center. Commissioner Alaimo asked about available commercial spaces and what the office space was supposed to be used for. He thought the office space was going to be rentable space, not office space for property management. He also asked about the contracts IRD holds with the Town. Commissioner Mule drove down in the evenings three different times and commented that the streets are full at night. Available parking doesn't mean it is guaranteed per the zoning regulations. The TOD areas are supposed to have a decreased emphasis on parking. Figures were shared by Attorney Smith from the parking study presented at the previous meeting. Chairman Fiore asked staff about adding an additional floor per the resident suggestion. Ms. Whitten believes that they are at the max for floor height. It was confirmed that the parking lots Mr. Foss spoke about are owned by the Town and are used for public parking. Commissioner Grillo asked about parking percentages. Attorney Smith asked Mr. Vacca if the project meets the zoning requirements, which it does.

Mr. Wood read a statement into the record to summarize the measures taken by the applicant to comply with Town regulations throughout the duration of this project. Ms. Whitten shared an email from Mr. Salas expressing concern about construction, jaywalking and maintenance of swales during construction.

Motion to close the public hearing made by Commissioner Hilinski; seconded by Commissioner DeGray and approved unanimously by a 7-0-0 vote.

Commissioner DeGray noted that the commissioners must think about the future and thanked Commissioner D'Antonio for his insight. She spoke about timing and that the train station completion date is likely to align with the apartment completion date. Commissioner D'Antonio spoke about parking minimums. Commissioner Alaimo stated that the first presentation gave him a lot of hope as he wants to see Thompsonville redeveloped. He thought the offices presented were for rent, but they are for the office staff. He is concerned that there is no mixed use. Chairman Fiore asked why the TOD zone was created if they don't want to put TOD developments in Thompsonville. The Town should remove the TOD if you don't want that type of district created. He spoke about the history of Thompsonville and stated that parking needs to be addressed via The Town Council or Economic Development Commission. He also spoke about winter parking.

Motion to add Condition #29 stating that the second design proposal be the preferred architectural design made by Commissioner Hilinski; seconded by Commissioner Higley and approved by a unanimous vote of 7-0-0.

Motion to approve PH# 3078 – Application of Impact Residential with conditions and two added conditions made by Secretary Petronella; seconded by Commissioner Higley and approved by a roll call vote of 5-2-0.

Motion to take a five-minute recess made by Commissioner DeGray; seconded by Higley and approved unanimously by a 7-0-0 vote.

- b. **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**

Secretary Petronella read the legal notice into the record. Applicant and representatives were present for discussion. The applicant is seeking to initially develop frontage parcels on Elm Street and from that, carve out a rear access driveway to the property located to the rear. The total parcel they are seeking to rezone is 7.5 acres. Eventually, they will demolish two homes on Elm Street and integrate the lot with the bank and the medical center. The back parcel has wetlands with buffer requirements. It is landlocked with no frontage, but they are hoping to add a driveway there pending IWWA approval. Chairman Fiore confirmed that there will likely be one additional curb cut added onto Elm Street. Mr. Troiano opined that there is a lack of single floor access for medical use. Setback issues are a problem. He has received interest for the front parcel, and they want to find out if there is interest for the back. It is a challenging area as it is very wet. Mr. Troiano opined that this would help blend together the residential, commercial and medical professional development. They have no intention for another Hartford Hospital building, and this will likely mostly medical and professional. Park Avenue residents were not legally required to be contacted and so he did not contact them. Ms. Driver confirmed that there were several calls from the public to the office asking questions about the application but there were no objections. Chairman Fiore confirmed that because this will likely demolish two residential homes, this application is decreasing affordable housing.

Motion to close the public hearing made by Commissioner DeGray; seconded by Commissioner Higley and approved unanimously by a 7-0-0 vote.

Chairman Fiore is concerned about another curb cut on Elm Street. He is not looking to create any more commercial areas over housing and woodlands. He doesn't feel that there is a need for this project. Commissioner DeGray does not see a necessity for an additional curb cut on Elm Street. Commissioner Alaimo

recommended that the applicant look at how Noble gas station has incorporated the wetlands as it is very impressive.

Motion to approve PH#3080MA with conditions made by Secretary Petronella; seconded by Commissioner Hilinski and approved by a 6-1-0 vote.

New Public Hearings

- a. PH# 3081 – 27 Pearl Street- application for special use permit for an adult use cannabis food and beverage manufacturer; Let's Grow Hartford LLC, Applicant; Chen Brother Realty LLC, Owner; Map 47/Lot 78; T-5 Zone. **WITHDRAWN**
- b. 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

Applicants were present for discussion. They are seeking to open a veterinary office. Currently, they are only allowed to operate in the BG zone and there are not a lot of those spaces available that are size appropriate for a small veterinary office. This will be an outpatient care facility. Freshwater Vet is currently located in the BL zone so this would also bring them into compliance. Commissioner Higley confirmed this would not offer kennel care. Commissioner DeGray asked about Hazardville District and spoke about potential for noise complaints. The applicant confirmed that they are working with a veterinary specific architectural firm to minimize noise and odor. Ms. Driver noted that this is just a text amendment for use, and this could be a special use permit application to allow for public input.

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

Motion to close the public hearing made by Commissioner Higley; seconded by Commissioner Hilinski and approved unanimously by a 7-0-0 vote.

Motion to approve PH# 3083ZA with conditions made by Secretary Petronella; seconded by Commissioner Higley and approved unanimously by a roll call vote of 7-0-0.

Old Business

None.

New Business

None.

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.

Correspondence

None.

Commissioner's Correspondence

Commissioner Mule thanked Chairman Fiore and wished the commissioners happy holidays. Commissioner Hilinski thanked Chairman Fiore and Commissioner Higley for their service on PZC. He also acknowledged

Commissioner Lefakis and thanked him for his service. Chairman Fiore thanked each commissioner and staff individually. Ms. Whitten and Ms. Driver thanked Chairman Fiore for his insight and dedication to his role as Chairman.

Planning Staff Report

None.

Authorization For Administrative Approvals

None.

Applications Received

- a. PH 3084- Gary Rome Nissan
- b. PH 3089- Greys Athletic Club

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 9:45 PM.

Prepared by: Rebecca Jones

Respectfully Submitted,

John Petronella, Secretary