MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
March 14, 2024
7:00 PM - Council Chambers
https://www.youtube.com/watch?v=iRm7g1JSoGM

RECEIVED
ENFIELD TOWN CLERK
2024 MAR 22 PM 2:33
Sheila M. Bailey

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Francis Alaimo called the meeting to order at 7:00 PM.

Chair Alaimo appointed Vice Chair Terrence Lynch to be Acting Chair.

2. FIRE EVACUATION ANNOUNCEMENT

Announced

3. ROLL CALL

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

Absent: Kenneth Hilinski, Joseph Mule

Also, Present Director Lauri Whitten

Acting Chair Lynch, seated Commissioner Kruzel in the absence of Commissioner Hilinski and Commissioner D'Antonio in the absence of Commissioner Mule.

4. APPROVAL OF MINUTES

A. February 22, 2024

MOTION by: Walter Kruzel, second: Linda DeGray. To approve the minutes as amended.

Discussion: Commissioner Linda DeGray said, under #1, second sentence it should say Vice Chair Terrence Lynch. On page 5, 5th line, it says "if". It should say "it".

5. TOWN ATTORNEY REPORT

A. February 29, 2024

Reviewed

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

10. DIRECTOR OF PLANNING REPORT

Director Whitten handed out a flyer from the 79th annual Connecticut Federation of Planning and Zoning Agencies Conference.

11. OUTSIDE CORRESPONDENCE

None

12. COMMISSIONER'S CORRESPONDENCE

Commissioner Kruzel asked Director Whitten if there was a way to get an inspection report on the bridge that goes over the Scantic River or if one was ever done?

Director Whitten said she would ask.

Chair Alaimo shared his thoughts on moving items on the agenda around.

MOTION by: Walter Kruzel, **seconded**: Francis Alaimo to move #14 to before #17.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Vinnie Grillo, John Petronella, Terrence Lynch, Walter Kruzel No: None Abstain: None.

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to table SPR# 1931 to April 11, 2024.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Vinnie Grillo, John Petronella, Terrence Lynch, Walter Kruzel No: None Abstain: None.

13. CONTINUED PUBLIC HEARINGS

None

15. OLD BUSINESS

A. **SPR# 1927 - 210 Moody Road** - Application Site Plan Review for a self-storage development; Top-Knot, LLC, Applicant/Owner; Map 100/Lot 0011; I-1 Zone

MOTION by: John Petronella **seconded:** Walter Kruzel to approve **SPR# 1927 - 210 Moody Road**

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

Attorney Meghan Hope made a presentation on the project based on revisions made from the previous meeting. Engineer Jim Sakonchick went over the plans he prepared for the meeting.

Commissioner Petronella and Commissioner D'Antonio asked questions about the landscaping plan with the trees and fence.

16. NEW BUSINESS

A. **SPR# 1931** - 504 Hazard Avenue - Application Site Plan Review for outdoor patio and internal building modifications based on approval under SPR #1866 in response to a cease and desist order; Michael McManus, Applicant; 504 Hazard Avenue, LLC, Owner; Map 101/Lot 216; I-1 Zone

MOTION by: Walter Kruzel **seconded:** Terrence Lynch **to table SPR# 1931 504 Hazard Ave for the April 11, 2024, meeting.**

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

B. **SPR# 1932 - 525 Enfield Street** - Application for modification of Site Plan SPR# 1929 to split the site into two phases to allow for occupancy prior to final completion; 525 Enfield Street, LLC, Applicant/Owner; Map 33/Lot 263-267; BG Zone

MOTION by: John Petronella **seconded:** Walter Kruzel **to approve SPR# 1932 - 525 Enfield Street.**

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

Dana Steele, professional engineer and Mr. Artioli were present to request a modification of Site Plan SPR# 1929 into two phases of the project.

Director Whitten read into the record the comments from the Fire Marshal.

Commissioner DeGray asked when the paving would be completed. Scott Brace from PDS Engineering and Construction said sometime in April.

14. NEW PUBLIC HEARINGS

A. **PH# 3088ZA** - Application to amend the Zoning Regulations to allow the use of Elderly Housing in HR-33 Zone under Table 4.20 and add new subsection under Section 4.40.3-Housing for the Elderly; Felician Sisters of North America Real Estate Trust, Applicant; Carl Landolina, Representative

MOTION by: Walter Kruzel **seconded:** John Petronella **to continue PH# 3088ZA to March 28, 2024**

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Vinnie Grillo, John Petronella, Terrence Lynch, Walter Kruzel No: None Abstain: None.

Attorney Carl Landolina and Bridget Armstrong, representing the Felician Sisters, were present at the meeting. Mr. Landolina gave a brief description of the history of this property and the reasons for the proposal to amend the two sections of the Zoning regulations. Mr. Landolina handed into the record a final version of the applicants request. Copies were handed to the Commissioners and Mr. Landolina went over the document.

Bridget Armstrong went over a PowerPoint presentation with photos to show the plan and remodel of the buildings.

Director Whitten said she had two letters in favor of the project to submit to the record.

Commissioner DeGray asked if the text change would be for the whole property? Director Whitten said the text change was for the Zone.

Public Participation:

Nicki Price, of 1324 Enfield Street, said after reviewing her uneasiness stands with the maximum building height. She asked if the meaning of the proposal was to add additional stories to the existing buildings? She said the proposal does not address lots with and without buildings.

Christina Lane, of 90 South Road said she was really appreciative of the detail in the presenation.

Patrick Thibodeau of 20 Cora Street said this is a great project. He discussed the other elderly housing in Enfield and how many occupants they house and the wait list for each. As well as giving data on the percentage of affordable housing in Enfield and other towns.

Anne Marie Galdenzi of 1330 Enfield Street said her concern is with posting it for 3 stories she doesn't agree with this, but she does believe what the sisters want to do is great. She requests that the Public Hearing remain open to give an opportunity to digest the questions and concerns of the project.

Commissioner Grillo asked about the existing building, the Felix building and the floors and go over the height regulation. Attorney Landolina said he would like to reengage with the public and discuss their concerns with the 3 story building.

Brigette Armstrong, the 3 stories that are requested to be added to the Felix building, would not exceed the buildings existing 3 stories.

17. OTHER BUSINESS

None

18. APPLICATIONS TO BE RECEIVED

1. **SPR# 1933 – 7 Pearson Way – Simpson Strong Tie Site Plan Modification (SPR# 1915)** to expand parking by 30 spaces shown as deferred under prior approval; Pearson Enfield Development Co., Inc., Applicant/Owner; Map 75/Lot 42; I-1 Zone
2. **SPR# 1934 – 9 Powder Hill Road – Administrative Site Plan Modification** to add a pavilion; Anthony Bellafronte, Applicant; John Collins, Owner; Map L-25/Lot 67-9; R-88 Zone

19. OPPORTUNITIES/UNRESOLVED ISSUES

None

20. EXECUTIVE SESSION

None

21. 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 8:37 pm.

Respectfully submitted,

John Petronella	Sandie Barone
Secretary	Recording Secretary