



MINUTES
PLANNING & ZONING COMMISSION
PLANNING & ZONING COMMISSION SPECIAL MEETING
April 3, 2024
7:00 PM - Council Chambers
<https://youtube.com/live/5ngrZlkKNVE>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

2. FIRE EVACUATION ANNOUNCEMENT

Announced

3. ROLL CALL

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

Absent: John Petronella

Also Director of Planning, Laurie Whitten

Present:

Chair Alaimo, sat Walter Kruzel as a regular member in the absence of John Petronella

4. APPROVAL OF MINUTES

None to be reviewed at this Special Meeting.

5. TOWN ATTORNEY REPORT

No report to be reviewed for this Special Meeting.

6. ZONING ENFORCEMENT OFFICER'S REPORT

No report to be reviewed for this Special meeting.

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

10. DIRECTOR OF PLANNING REPORT

Nothing to report at this Special meeting.

11. OUTSIDE CORRESPONDENCE

None

12. COMMISSIONER'S CORRESPONDENCE

None

13. CONTINUED 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

Carl Landolina, attorney, representing the applicant, Felician Sisters of North America. Bridget Armstrong and Julie James from Felician Services. Mr. Landolina said everyone should have the latest version of the plans for this property, and he went over the revisions with the Commission.

Commissioner Grillo and Attorney Landolina discussed the height of the building and the age of the occupants.

Commissioner Hilinski said for the record he has viewed the meeting in which he was absent from and feels fully capable of participating. Commissioner Hilinski asked if they anticipate any increase in traffic with the new building? Attorney Landolina said they will get all of that information when they come in for a Special Permit.

Commissioner D'Antonio asked attorney Landolina if he is capping himself even more than the regulations exist today? Mr. Landolina said yes.

Commissioner D'Antonio asked Mr. Landolina about the parking for the elderly housing plan.

Commissioner Kruzel pointed out a typo in the numbering of the regulations on a document in the packet.

Public Participation:

Nikki Price, 1324 Enfield Street, read her statement to the Commission about the parking spaces. She said that text that reads 2 spaces per two bedroom unit should be stricken as no such units are to be built per the agreement with the neighborhood representative. She believes the public hearing should be continued until the neighborhood representative has an opportunity to meet with all concerned.

Anne Marie Galdenzi, of 1330 Enfield Street, said that the neighbors met with Carl Landolina. FSI, Community builders several times through emails and phone calls. In person conference calls and video conferencing. Through these meetings they have come up with the proposed text amendment. She added that they want to add the footnote #13 that applies to HR33 Elderly Housing.

Mr. Landolina addressed the public's comments. The proposal for this project does not include two bedroom units.

Director Whitten addressed the concern about the two spaces per 2 bedroom unit. She stated that this was just a recommendation to keep it open for other opportunities in the area. She has no issue removing this from plan. Regarding the one space per bedroom, this is statutorily required.

Nikki Price, of 1324 Enfield Street, said she thinks the concern is HR33 overall and getting a special permit, special text for this zone and the two spaces. She said the two spaces per two bedrooms are important. Any applicants down the line, let them come before you and ask to get a special permit. She said it should be taken out right now because it makes the neighborhood feel comfortable.

Commissioner Lynch explained to Ms. Price the reason for the text.

MOTION by: Kenneth Hilinski seconded: Terrence Lynch to close the public hearing.

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

MOTION by: Kenneth Hilinski seconded: Walter Kruzel to approve 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

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

14. NEW PUBLIC HEARINGS

None

15. OLD BUSINESS

None

16. NEW BUSINESS

None

17. OTHER BUSINESS

None

18. APPLICATIONS TO BE RECEIVED

None

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 8:12 pm.

Respectfully submitted,
John Petronella

Recording Secretary,
Sandie Barone