MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
April 25, 2024
7:00 PM - Council Chambers
https://www.youtube.com/watch?v=9-wfWJUovK0

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, John Petronella, Terrence Lynch, Walter Kruze

Absent: Patrick Hooper

Also present: Director of Planning, Laurie Whitten and Zoning Enforcement Officer, Rick Rachele

4. APPROVAL OF MINUTES

A. April 11, 2024

MOTION by: Walter Kruzel **seconded:** Kenneth Hilinski to approve the minutes from April 11, 2024

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: Walter Kruzel.

5. TOWN ATTORNEY REPORT

No report for review.

6. ZONING ENFORCEMENT OFFICER'S REPORT

Zoning Enforcement Officer Rick Rachele discussed his zoning enforcement report dated September 2023 to present. Mr. Rachele showed pictures on the screen that corresponded to each zoning violation report that he discussed with the commissioners.

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR# 1935 – 90 Alden Avenue –** Modification of the parking configuration for SPR# 1902; Bellsite Development, LLC, Applicant/Owner; Map 28/Lot 17; TD-5 Zone

Director Whitten went over the application for SPR#1935 and discussed the file in detail with the Commissioners.

10. DIRECTOR OF PLANNING REPORT

Director Whitten discussed a presentation on a solar farm from October 2023, on Town Farm Road and Abby Road. Some concerns about this solar farm have come up, and the Town is looking to intervene with the Siting Council and the meeting will be held via zoom on May 16, 2024. The link has not been provided yet.

The Assistant Town Planner position is still open.

A new recording secretary, Dorey Marinone, will start at the next meeting.

The amended bylaws are included in the master packet which was approved at the previous meeting. She also went over some correspondence that was received and also included in the master packet.

One of the correspondences mentioned the online publication of legal notices, which would save the town about $15,000 annually. If legal notices can be publicated online, it would make it easier and save money.

11. OUTSIDE CORRESPONDENCE

None

12. COMMISSIONER'S CORRESPONDENCE

None

13. CONTINUED PUBLIC HEARINGS

None

14. NEW PUBLIC HEARINGS

A. **PH# 3091 – 138 N Maple St –** Application for Special use Permit for the expansion of a non-conforming use; Michael Helechu, Applicant; The Benevolent Hall, Owner; Map 82/Lot 12; I-1 Zone

Mike Helechu, one of the trustees for Enfield Elks Losge 2222 spoke on the application for special use. Mr. Helechu said that they are applying to the liquor Commission for a new liquor permit. They have had a club liquor permit for around 50 years, but this type of permit is no longer available. They have switched to 2 types of club nonprofit liquor permits. One is for a nonprofit organization that is a 501C3 and one that is for fraternal organizations like the Elks. The present permit allows serving liquor to members and having guests sign the book. However, in order to serve people who are not members of the club or people who want to rent the facility, they need to have this upgraded liquor permit.

Director Whitten said with this application she believes they need to clarify that the 2nd floor can be used for their liquor permit and then clarify whether any live music would be allowed under this new club liquor non-profit organization permit.

Commissioners asked questions regarding this application to both staff and the applicant. There was a discussion about the sign-in book, which will remain. Discussion between Chair Alaimo and Director Whitten regarding a parking plan. At that time, Director Whitten said the applicant is not making interior or exterior changes, they are asking for a special use permit to apply for a new type of liquor permit.

Mr. Rachele said that parking is determined by the square footage of the interior and the occupancy that is determined by the fire department.

Commissioner Hilinski clarified that this application is not really changing, because it's a change in the liquor permit by the state. Commissioner Petronella asked how the serving of alcohol is handled now. The applicant stated that the Club serves people who rent out the hall, whether it's a cash bar or an open bar. Commissioner Kruzel asked if the permit fee had changed. Mr. Helechu said the fee went from $300 a year to $900.

Discussion ensued between staff and commissioners if the applicant needed plans for parking.

MOTION by: Walter Kruzel **seconded:** Kenneth Hilinski to close the public hearing

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: None.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3088ZA with two site specific conditions, the not for profit club permit includes both the 1st and 2nd levels, and special events with live music must seek a zoning permit.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: None

B. **PH# 3090 – 145/153 South Road –** Application for the development of a large flexible residential housing project per Section 4.70.8; Enfield Properties, LLC, Applicant/Owner, Maplewood Village of Enfield LLC and Michael Panella, Owners; Map 55/Lots 59 and 80; I-1/R-44 Zones

Commissioner Petronella recused himself from hearing the application and Commissioner D'Antonio was seated as a regular member.

Commissioner Hilinski took the place of secretary and read the legal ad for the public hearing.

Attorney Paul Smith, Frank Triano, applicant and Dave Ziaks, Professional Engineer.

Attorney Smith gave an overview of the application. PE, Dave Ziaks gave a detailed review of the plan for the housing project. The master plan was shown on the screen.

Director Whitten went over the staff comments from the staff report. The basic change for this plan from the previous approval, is that it went from elderly housing apartments to market rate apartments.

Discussion ensued about the amenities of the complex.

Public Participation:

Frank Bellenger, 43 Barrett Road, asked how big the buffer zone is going to be behind his property and the beginning of the proposed apartment complex. He has a brook that runs behind his home. He would like to know what they plan on doing with the water from the brook. Also, he would like to see a fence on the backside of the property.

Wayne Maynard, 137 South Road. He asked about the stream and what they were going to do with it. He's concerned about how swampy the land is and if they plan on going down to the bedrock when digging for the foundation. Another question is about traffic. He's concerned about the number of units proposed if there would be a traffic light installed.

Ms. McNaulty, 139 South Rd. She asked for clarification on the type of housing. She does not want it to turn into low-income housing. She asked for clarification on the types of apartments. She also wanted to know if all the buildings were going to be three stories high. She is very concerned with the landscape frontage from the complex to her house on South Road. From the house next door they can see turkeys, deer and coyotes. Where will those animals go when you clear it out to build.

Sean McNaulty 139 South Rd. He asked if this was a done deal and is it really going to happen. His concern is also about this becoming low income housing.

Ms. Whitten stated there was correspondence from Amy and Pat Sherman expressing their concerns about the application. This letter is in the record.

Attorney Smith and PE Ziaks responded to the questions from the public.

Frank Bellenger came back up to say that he disagreed with what the applicants said on the brook.

Wayne Maynard, reiterated his concern with the traffic. He asked when they plan on breaking ground.

PE Ziaks commented on the no turn on red sign.

Director Whitten read the regulations on gas service.

MOTION by: Kenneth Hilinski **seconded:** Vinnie Grillo to continue to the next meeting, on May 9, 2024.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, Terrence

Lynch No: None Abstain: None.

15. OLD BUSINESS

A. **SPR# 1931** - 504 Hazard Avenue - Application for Site Plan Review for alterations to site for outdoor patio; Michael McManus, Applicant; 504 Hazard Avenue, LLC, Owner; Map 101/Lot 216; 1-1 Zone

Director Whitten said the applicants have not submitted new plans, therefore the application is tabled until the next meeting. Mr. Rachele explained the continuing issues with this applicant. To move forward they need to have this application approved by the board.

Commissioner Petronella rejoined the meeting at 9:27 PM.

16. NEW BUSINESS

None

17. OTHER BUSINESS

None

18. APPLICATIONS TO BE RECEIVED

SPR# 1935 - 90 Alden Ave

19. OPPORTUNITIES/UNRESOLVED ISSUES

None

20. EXECUTIVE SESSION

MOTION by: John Petronella **seconded:** Kenneth Hilinski that staff prepare and file an application by the town regarding elderly housing and HR-33 zone for a text amendment to the town zoning regulations identical to the text amendment language used by the applicant and PH# 3088ZA with the sole exception of the following changes: Delete: "parking: 2 spaces per studio or 2 bedroom unit"

Add: "parking: 1 space per studio or 1 bedroom unit", and that it be reviewed and approved by the Office of the Town Attorney.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: None.

No votes were taken at the Executive Session.

A. Report

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 9:39PM.

Respectfully submitted,

John Petronella	Sandie Barone
Secretary	Recording Secretary