MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
May 23, 2024
7:00 PM - Council Chambers
https://www.youtube.com/watch?v=Dc016flUX0Y

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, Patrick Hooper, Walter Kruzel, Joseph Mule, John Petronella, Terrence Lynch

Absent:

Also present were Director of Planning, Laurie Whitten; Assistant Planner, Georgienna Driver; and Recording Secretary, Dorey Marinone.

4. APPROVAL OF MINUTES

A. May 9, 2024

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to approve the minutes from May 9, 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: None.

5. TOWN ATTORNEY REPORT

None

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR# 1936 ADMIN– 155 Hazard Avenue** – Site Plan Review for a driving school; The Next Street, LLC, Applicant; Karios Properties, LLC, Owner; Map 74/Lot 254; BL Zone

Staff found the site to have adequate parking for the business.

10. DIRECTOR OF PLANNING REPORT

Director Whitten reported the department is still down two staff members. She is interviewing for a replacement.

11. OUTSIDE CORRESPONDENCE

None

12. COMMISSIONER'S CORRESPONDENCE

Chair Alaimo requested staff send out a finalized copy of the bylaws.

13. CONTINUED PUBLIC HEARINGS

None

14. NEW PUBLIC HEARINGS

A. **XZA# 3092 - 820 Enfield St -** Application to amend the regulations to allow housing for the elderly in the HR-33 zone by removing reference to parking: "2 spaces per 2 bedroom unit"; Town of Enfield, Applicant/Owner; Map 28/Lot 113; TD-1 Zone

MOTION by: Terrence Lynch **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 application XZA# 3092.

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.

The Commission has considered the Plan of Conservation and Development (POCD) and finds the amendment to be consistent with the POCD. The effective date of the amendment shall be effective June 10, 2024.

15. OLD BUSINESS

None

16. NEW BUSINESS

A. **SPR# 1937 – 555 Taylor Road –** Site Plan Review for a small scale ground mounted solar project; John Maulucci, Applicant; WE 555 Taylor Road, LLC, Owner; Map 99/Lot 11; I-1 Zone

Michael DiPanfilo, Engineer, and Jake Schneider, Vice President of Operations, Earthlight Technologies, 128 West Road, Ellington, CT.

Engineer Michael DiPanfilo presented a proposal for a ground-mounted solar project that includes clearing 30,000 square feet for the array and a 1000' trench from the solar array to the electrical room.

Commissioner DeGray asked about the spacing of the rows and how the space would be maintained. Commissioner Hilinski asked what percentage of power the array will give to USA Recycling. Commissioner Grillo clarified that the site will maintain a buffer to ensure the solar array will not be visible to residents. Chair Alaimo asked for more information about the array being mounted with ground screws.

Director Whitten reviewed four site specific conditions.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve SPR# 1937 with 22 conditions of approval.

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. **SPR# 1938 – Shaker Road & North Maple Street –** Site Plan Review for construction of an indoor self-storage facility with associated site improvements; Polman Realty, Applicant; Mark Polek, Owner; Map 81/Lot 9, I-1 Zone

Rebecca Li, Civil Engineer at R Levesque Associates, 40 School St, Westfield, MA and Ken Slater, Attorney at Halloran Sage, 225 Asylum St, Hartford, CT.

CE Rebecca Li presented a proposal for a new self-storage facility of 10 buildings inclusive of an office. CE Li requested the requirement for 50 parking spaces be waived, and that 7 spaces will be installed. She also requested the requirement for sidewalks along the street be waived. Attorney Kern Slater stated his client would not move forward with the project if the sidewalk requirement was not waived due to the added costs of sidewalks.

The Commissioners requested elevation plans for the project and stressed the importance of sidewalks. Director Whitten clarified that sidewalks are required and there is no waiver provision.

MOTION by: Linda DeGray **seconded:** Joseph Mule to table SPR# 1938.

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.

17. OTHER BUSINESS

A. **PH# 3065ZA - 113 Brainard Rd - Zone Change** request extension for filing, zone change from R-33 to BR; Fast Track Realty, LLC, Applicant; John Ferreira, Owner; Map 36/Lot 237, R-33

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3065ZA

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.

The applicant requested an extension to file the rezone to November 30, 2024. They have demonstrated due diligence in moving the project forward.

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, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:42 pm.

Respectfully submitted,

John Petronella	Dorey Marinone
Secretary	Recording Secretary