



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

June 13, 2024

7:00 PM - Council Chambers

https://www.youtube.com/watch?v=YHMREFfl_Xc

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, Vinnie Grillo, Kenneth Hilinski, Patrick Hooper, Joseph Mule, John Petronella, Terrence Lynch, Walter Kruzel

Absent: Linda DeGray

Walter Kruzel was seated as a regular member in the absence of Linda DeGray.

Also present were Director of Planning, Laurie Whitten and Recording Secretary, Dorey Marinone.

4. APPROVAL OF MINUTES

A. May 23, 2024

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to approve the minutes from May 23, 2024.

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

5. TOWN ATTORNEY REPORT

A. May 31, 2024

Reviewed

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR 1939 – 77 Hazard Avenue, Unit K** – Site Plan Change of Use for a tattoo parlor, formerly a medical office; Johnny Orozco Vazquez, Applicant/Owner; Map 56/Lot37; BL Zone

The site is changing from a medical office to personal service. The same amount of parking is required as the previous business. Staff found the site to have met all conditions.

10. DIRECTOR OF PLANNING REPORT

Director Whitten shared the Connecticut Chapter of the American Planning Association Housing Forum is on September 11, 2024. Commissioners are invited to attend.

The department has hired an Assistant Planner with a start date of July 8, 2024.

Donald Poland of Goman and York was previously scheduled to attend the Planning and Zoning meeting on June 27th. His visit has been rescheduled to the meeting on July 11, 2024.

11. OUTSIDE CORRESPONDENCE

None

12. COMMISSIONER'S CORRESPONDENCE

None

13. CONTINUED PUBLIC HEARINGS

None

14. NEW PUBLIC HEARINGS

None

15. OLD BUSINESS

A. **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 reviewed the newly submitted plans which include sidewalks and an additional EV parking space, architectural renderings, and elevations.

Commissioner Hilinski asked what the height of the doors would be.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve a waiver to build only 7 of the required 50 parking spaces.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Walter Kruzel

No: None Abstain: None.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve SPR# 1938 with 27 conditions of approval.

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

16. NEW BUSINESS

None

17. OTHER BUSINESS

The Commissioners all received copies of the most current Bylaws, dated April 11, 2024.

18. APPLICATIONS TO BE RECEIVED

PH# 3093 - 368 Elm Street - Application for a special use permit to the expansion of a non-conforming structure; Raymond Frost, Applicant/Owner; Map 74/Lot 212; R-33 Zone

PH# 3094- 6 Lake Drive - Application for a special use permit for the expansion of a non-conforming structure; Dana Anderson, Applicant/Owner; Stanford and Kimberly Anderson, Owners; Map 98/Lot 11; R-33/LOD Zone

PH# 3095 - 95 High Street-Units 7&8 - Application for a special use permit for a place of worship; Josue and Sandra Garcia, Applicants; Molina's Plaza LLC, Owner; Map 25/Lot 6; TD-5 Zone

PH# 3096 - 254 Post Office Road - Application for a special use permit to locate a commercial vehicle at 254 Post Office Road per section 3.30.13 and section 9.20; James Wellman, Applicant/Owner; Map 71/Lot25; R-88 Zone.

PH# 3097- 855 Enfield Street and 7, 17, and 21 Elm Street - Application for a special use permit modification for the construction of a new commercial building and a site plan review approval for a veterinary tenant; Troiano Properties LLC, and A&L Troiano Family LLC, Applicant/Owner; Map 26/ Lot 23, 24, 28 and 29; BL Zone (*recently rezoned from R-33 to BL*)

PH# 3098- 1297 Enfield Street - Application for a special use permit for Elderly Housing per Section 4.40.3.K.; Felician Sisters of North America Real Estate Trust, Owners/Applicants; Map 46/Lot 2; HR-33 Zone

SPR 1940 – 90 Phoenix Ave - Application for a site plan review for a change of use from office to warehouse/manufacturing; Carla Pino, Applicant; Hanover Hall Limited Partnership/Spinnaker Real Estate Partners, Owners; Map 46/Lot 37; IP Zone

19. OPPORTUNITIES/UNRESOLVED ISSUES

None

20. EXECUTIVE SESSION

None

21. ADJOURNMENT

MOTION by: Walter Kruzel **seconded:** Joseph Mule to adjourn.

UPON A SHOW-OF-HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 7:36 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary