



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

July 11, 2024

7:00 PM - Council Chambers

<https://www.youtube.com/watch?v=NiptelnFww>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Alaimo called the meeting to order at 7:01 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, Walter Kruzel

Absent: John Petronella, Patrick Hooper

Christian D'Antonio was seated in the absence of John Petronella.

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

4. APPROVAL OF MINUTES

A. June 27, 2024

MOTION by: Linda DeGray **seconded:** Joseph Mule

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

5. TOWN ATTORNEY REPORT

A. June 30, 2024

Received

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 introduced the department's new Assistant Planner, Stephen Hiney. Assistant Planner Hiney stated he recently graduated from SUNY Albany with his Master of Urban and Regional Planning degree.

11. OUTSIDE CORRESPONDENCE

None

12. COMMISSIONER'S CORRESPONDENCE

A. Special Guest - Planning Consultant Don Poland

Discussion on next steps for the update of the zoning regulations

Donald Poland, Planning Consultant with Goman and York, East Hartford, reviewed the zoning regulations that have been updated. He explained that the focus moving forward will include definitions, special regulations, and staff identified issues and nonconformities. He will also review the recommendations put forth in the Plan of Conservation and Development. Mr. Poland intends to present a rough first draft in October and a draft for consideration ready by February of 2025.

The commissioners mentioned areas of concern that include lot sizes, minimizing nonconformities, industrial park zoning, and guidance on regulation-adjacent changes. They suggested holding a workshop for public input.

13. CONTINUED PUBLIC HEARINGS

None

14. NEW PUBLIC HEARINGS

A. PH# 3097- 855 Enfield St, 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 28 and 29; BL Zone

Paul Smith, Attorney, 27 South Main Street, Windsor Locks; Frank Troiano, Applicant, 1408 Enfield Street, Enfield; Dave Ziaks, Professional Engineer, Hesketh & Associates; Chris Hill, Principal Architect, Blue Moon Design, Bristol.

Attorney Smith introduced plans for a new building that will house Pawsome Vet Care, Ivy Rehab Physical Therapy, and a third undetermined tenant. He is seeking a waiver reducing the front yard setback from 35 feet to 25 feet. Lots 28 and 29 will be merged into the sites housing the bank and medical center for a campus feel. Lots 28 and 29 are in the BL Zone but not clearly marked as part of the King St./Enfield St. Overlay District. The Commission recognized the King St./Enfield St. Overlay District follows the BL Zone, therefore Lots 28

and 29 are in the King St./Enfield St. Overlay District.

PE Ziaks presented the plans for the building and traffic analysis. Mr. Hill spoke about the design of the building.

Dr. Alexis Soutter, Veterinarian, Pawsome Vet Care, 27 Saint Moritz Circle, Willington; Dr. Courtney Snyder, Veterinarian, Pawsome Vet Care, 64 Kensington St, Manchester.

Pawsome Vet Care stated they will be providing advanced outpatient care, including wellness care, urgent care, and euthanasia for cats, dogs, and some exotics. They will not provide overnight hospitalization, boarding, kenneling, or onsite cremation.

Commissioner D'Antonio expressed concern about having two curb cuts so close together in a highly pedestrianized area.

MOTION by: Walter Kruzel **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, Joseph Mule, Terrence Lynch No: None Abstain: None.

MOTION by: Kenneth Hilinski **seconded:** Linda DeGray to approve the setback waiver

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.

MOTION by: Kenneth Hilinski **seconded:** Terrence Lynch to approve PH# 3097 with 26 conditions plus the additional condition that the properties will be merged by final approval.

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.

B. 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

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks; Stephanie White, Landscape Architect, Fuss & O'Neill, 146 Hartford Road, Manchester; Adam Palmer, Project Manager, Amenta Emma Architects, 242 Trumbull St, Hartford; Gina Musinski, Traffic Engineer, Fuss & O'Neill, 146 Hartford Road, Manchester; Keith Goodrow, Professional Engineer, Fuss & O'Neill, 146 Hartford Road, Manchester.

RLA White presented the proposed site plan for 45 units of elderly housing.

Project Manager Palmer presented the building plans for the renovation of the existing Saint Felix Center and rear addition.

Traffic Engineer Musinski presented the revised traffic impact study.

PE Goodrow confirmed they will be bringing in approximately 21,000 cubic yards of fill to the site.

Director Whitten stated the applicants meet or exceed all requirements.

Commissioner Lynch brought attention to the extra traffic in the parking lots during school

pickup.

Public Participation:

Ann Marie Galdenzi, 1330 Enfield Street, thanked the applicant for working with the neighborhood.

Nikki Price, 1324 Enfield Street, asked about the lease between FSI and Community Builders.

Attorney Landolina responded to questions from the public.

MOTION by: Terrence Lynch **seconded:** Joseph Mule 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, Joseph Mule, Terrence Lynch No: None Abstain: None.

MOTION by: Kenneth Hilinski **seconded:** Joseph Mule to approve PH# 3098 with 24 conditions plus the additional staff comments from engineering and fire from the memo dated July 11th.

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

None

16. NEW BUSINESS

None

17. OTHER BUSINESS

None

18. APPLICATIONS TO BE RECEIVED

PH# 3101 – 117 North Street – Application for a Special Use Permit for excavation activities per Section 8.40; Joseph Liquore, Applicant/Owner; Map 93/Lot 15 and Map 100/Lot 6; I-1 Zone

PH# 3102 – 117 North Street – Application for a Special Use Permit to allow a Home Occupation approval per Section 4.50.5; Joseph Liquore, Applicant/Owner; Map 93/Lot 15; I-1 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 10:36 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary