



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

July 25, 2024

7:00 PM - Council Chambers

<https://www.youtube.com/watch?v=i9Dab4Cncoc>

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

Absent: Kenneth Hilinski

Christian D'Antonio was seated in the absence of Kenneth Hilinski

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

4. APPROVAL OF MINUTES

A. July 11, 2024

MOTION by: Linda DeGray **seconded:** Walter Kruzel to approve the minutes from July 11, 2024.

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

5. TOWN ATTORNEY REPORT

Received

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

A. **SPR# 1806 - 37 Bacon Road** - Bond Release

Staff inspected the site and found the project to be completed in accordance with the approved plans.

MOTION by: John Petronella **seconded:** Joseph Mule to release the Erosion and Sediment Control Bond and the Landscaping Bond.

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

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

10. DIRECTOR OF PLANNING REPORT

Director Whitten reported the Enfield Square team is still moving forward with plans. Zen Leaf has modified their plan to have three tenants instead of one and staff is expecting an application from them for a drive-through.

11. OUTSIDE CORRESPONDENCE

None

12. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio attended the Fair and Affordable Housing training. He found it very informative and noted the training discussed light-touch density and naturally occurring affordable homes.

Commissioner Alaimo confirmed that staff let Raising Cane's know of any avenues to bring in more refrigeration and dumpsters following their violation.

13. CONTINUED PUBLIC HEARINGS

None

14. NEW PUBLIC HEARINGS

A. PH# 3099 – 617 & 619 Hazard Avenue - Application for modification of previously approved plan PH#2033, for a proposed 2908 square foot addition to a professional office building; Gazis Realty, LLC, Applicant/Owner; Map 110/Lot 254; R-33 Zone

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks; Jay Ussery, J.R. Russo & Associates, 1 Shoham Road, East Windsor.

Mr. Ussery presented plans for an office expansion on the Gazis Realty property. He stated that adding sidewalks along Columbia Road would necessitate the removal of several mature trees. He addressed Staff and Engineering concerns and requested the Buffer C requirement from the original approval be changed to a Buffer A requirement of 25 feet.

Attorney Landolina explained the plans meet the design conditions of the Scitico Overlay District.

Commissioner DeGray noted the dumpster pad is located very close to the house.

Commissioner Petronella stated he wants to see architectural diagrams, including elevations.

The Commissioners stressed the sidewalks are necessary along both streets of the corner lot.

MOTION by: Linda DeGray **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, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: None.

MOTION by: John Petronella **seconded:** Terrence Lynch to approve PH# 3099 with 25 conditions plus 7 site specific conditions with the finding that this proposal successfully addresses the Village mixed-use goal as contained in the Plan of Conservation & Development.

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

B. PH# 3100 - 31 Pheasant Hill Drive - Application for a Special Use Permit Application for a sunroom; Laurie Breault, Owner/Applicant; Map 16/Lot 39; R-44 Zone

The sign for the public hearing was not put up in time for this meeting.

MOTION by: Linda DeGray **seconded:** Joe Mule to table PH# 3100 until September 12, 2024.

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

15. OLD BUSINESS

None

16. NEW BUSINESS

A. 8-24 - Referral from Town Council for the purchase of 78 Main Street, Grey's Club owner The Town Council is interested in purchasing 78 Main Street for transit-oriented development.

Commissioner D'Antonio stated he supports the purchase as it should result in redevelopment sooner.

Commissioner Lynch asked if more information was available on what the town plans to do with the parcel.

MOTION by: John Petronella **seconded:** Joseph Mule to send a positive referral to the Town Council for the purchase of 78 Main Street.

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

17. OTHER BUSINESS

None

18. APPLICATIONS TO BE RECEIVED

PH# 3103 – 130 Elm Street – Application for a Special Use Permit to relocate package store per Section 8.10.2; Nishant Patel, Applicant; Freshwater MZL, LLC, Owner; Map 57/Lot 329; BR 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, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:32 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary