



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
September 26, 2024
7:00 PM - Council Chambers**

<https://www.youtube.com/watch?v=INLjFYzKxJ4>

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, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Walter Kruzel

Absent: Terrence Lynch, Patrick Hooper

Walter Kruzel was seated in the absence of Terrence Lynch.

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

4. APPROVAL OF MINUTES

A. September 12, 2024 - Special Meeting

MOTION by: Linda DeGray **seconded:** Joseph Mule to approve the Special Meeting minutes from September 12, 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, Walter Kruzel No: None Abstain: None.

B. September 12, 2024

MOTION by: Linda DeGray **seconded:** Walter Kruzel to approve the minutes from July 12, 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, Walter Kruzel No: None Abstain: None.

5. TOWN ATTORNEY REPORT

A. September 9, 2024

Received

6. ZONING ENFORCEMENT OFFICER'S REPORT

Received.

Director Whitten confirmed staff is setting up a meeting with the Pheasant Hill Drive HOA. Director Whitten reviewed the definition of signs and discussed with the Commission the appropriate placement in relation to the road and building of the Mad Hatter Auto Repair sculptural sign.

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

10. DIRECTOR OF PLANNING REPORT

A. Appointment of PZC Member to Conservation Commission

Commissioner D'Antonio volunteered to serve as the PZC liaison on the Conservation Commission.

Director Whitten reported on attending the Enfield Business Breakfast. She clarified the Enfield Square project did not receive the Brownfields Program grant this round but intends to move forward with the project and reapply for the next round.

11. OUTSIDE CORRESPONDENCE

Commissioner DeGray asked if there was any update on Don Poland returning to a meeting.

12. COMMISSIONER'S CORRESPONDENCE

None

13. CONTINUED PUBLIC HEARINGS

A. PH# 3102 - 117 North Street - Special-Use Permit for the operation of a construction office and associated facilities per Section 6.20 and a home occupation/professional office per Section 4.50.5; Joseph Liquor, Applicant/Owner; Map 93/Lot 15; I-1 Zone

Wes Wentworth, Professional Engineer, Wentworth Civil Engineers, 177 West Town Street, Lebanon.

Director Whitten stated the plans and conditions of approval have been modified as discussed at the last meeting.

Commissioner Grillo recused himself.

PE Wentworth stated the applicant agreed to use concrete bases or an agreed upon marker to delineate the storage zone.

Commissioner Petronella stated he is opposed to the application because it is not in harmony with the appropriate and orderly development of the district and it will be detrimental to the orderly development of adjacent properties.

Director Whitten stated the application is a requirement from the courts to move the site forward.

Public Participation

Loranzo Lewis, 140 Brewster Road. Mr. Lewis stated he supports moving forward.

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

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

Director Whitten stated this is not a normal circumstance, but a step forward to have enforceable conditions.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve PH# 3102 with 35 conditions.

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

14. NEW PUBLIC HEARINGS

A. PH# 3104 – 98 (90C) Elm Street - Application for Special Use Permit for a new drive-thru and a modification to allow two additional tenants; Willow Brook Enfield LLC, Applicant; Elm Street Enfield, LLC, Owner; Map 43/Lot 27; BR Zone

Alan Curto, Attorney, Halloran Sage, Hartford; Ryan Ewing, Vice President of Compliance, Verano, 3600 Smallman Street, Pittsburgh, PA.

Attorney Curto explained the applicant is seeking a modification to their original permit to add in a drive-thru. The applicant purchased the property, giving them full site control. Attorney Curto noted with the new plans, the impervious surface will be decreased.

Chair Alaimo asked what adding a drive-thru would do to the security model.

Mr. Ewing clarified the drive-thru is only for the driver to pick up a pre-order and Zen Leaf does not allow multiple pick-ups in one car.

Commissioner Hilinski asked what medical personnel are present in the building.

Commissioner D'Antonio asked about navigational signage and landscaping for the drive-thru.

Commissioner DeGray noted the plans include a HEPA filter and confirmed there is no smoking inside the building.

Commissioner Mule commented on the possible traffic congestion in the parking lot as was noted by the police department.

Public Participation

Christopher Karpenko, 167 Abbe Road. Mr. Karpenko stated he is against any cannabis

facility in the town.

MOTION by: Walter Kruzel **seconded:** Linda DeGray to close the public hearing.

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, Walter Kruzel No: None Abstain: None.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve PH# 3104 with 24 conditions plus 3 additional conditions.

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

MOTION by: Linda DeGray **seconded:** Walter Kruzel for a 5 minute recess.

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, Walter Kruzel No: Abstain: None.

Chair Alaimo called the meeting back to order at 8:29 pm.

B. PH# 3105 – 140 Brewster Road – Application for a Special Use Permit per Section 3.30.13 to allow one commercial vehicle onsite; Loranzo and Hannah Lewis, Owner/Applicant; Map 111/Lot 158; R-33 Zone

Loranzo Lewis, Applicant, 140 Brewster Road; Hannah Lewis, Applicant, 140 Brewster Road.

Assistant Planner Driver explained the applicant is seeking special permit approval to park a commercial vehicle at his home. The truck is not present during the day. She stated a possible issue is the vehicle has three axles and the regulations state no vehicle shall have more than two axles.

Mr. Lewis explained his LLC is registered to his home address but no business is conducted there.

Commissioner Grillo asked if the applicant would add anything to the truck such as a trailer. Commissioner DeGray stated she is concerned about diesel.

The Commissioners discussed the noise ordinance and if the truck exceeds the allowed decibel level.

Commissioner Mule explained the term vehicle gross weight as it relates to the DOT and the industry.

Commissioner Alaimo noted the police department reported no concerns with safety in their comments.

Commissioner Petronella stated the vehicle is not appropriate for a heavily residential area. Commissioner Alaimo asked the applicant if he could rent a space for the truck where he picks up his load.

Commissioner Hilinski stated the Commission can set special conditions on the permit.

The Commissioners discussed tabling the application to allow time for staff to gather more information.

MOTION by: Kenneth Hilinski **seconded:** Joseph Mule to table PH# 3105

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 No: Walter Kruzel Abstain: None.

Commissioner Kruzel stated he is against tabling the application because everything the applicant explained is legitimate.

C. PH# 3106 – 160 Abbe Road – Application for Special Use Permit for a farm store; John and Ashley Collins, Applicants; John M. Collins, Owner; Map 85/Lot 10; R-88 Zone

John Collins, Applicant, 9 Powder Hill Road; Ashley Collins, Applicant, 9 Powder Hill Road. Assistant Planner Driver explained the applicants were awarded an ARPA grant to construct a 14' x 24' farm store on the Powder Hollow Farm property behind the existing creamery. There is sufficient parking.

Mr. Collins explained that Collins Creamery is a separate business, owned by his sister. The construction of the farm store would allow for a place for Powder Hollow Farm visitors to speak with staff and make purchases. They plan to sell freezer beef, compost, and some produce.

Commissioner DeGray asked if the store will be staffed.

Public Participation

Christopher Karpenko, 167 Abbe Road. Mr. Karpenko asked for clarification on the location of the actual building site. He stated he approved of the application.

MOTION by: Walter Kruzel **seconded:** Joseph Mule to close the public hearing.

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, Walter Kruzel No: None Abstain: None.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve a waiver of site plan requirements.

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

MOTION by: John Petronella **seconded:** Walter Kruzel to approve PH# 3106 with 24 conditions.

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

15. OLD BUSINESS

None

16. NEW BUSINESS

None

17. OTHER BUSINESS

A. PH# 3049 - 92 Main Street - Request for Extension

Director Whitten stated the applicant is requesting a 12 month extension on their building permit because they are still securing funding.

MOTION by: Linda DeGray **seconded:** Walter Kruzel to approve a request for a 12 month extension.

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, Walter Kruzel No: None Abstain: None.

18. APPLICATIONS TO BE RECEIVED

PH# 3107 – 1655 King Street – Special Use Permit for 2-Family Conversion under Section 4.30.2; Patrick Kennedy, Applicant/Owner; Map 16/Lot 33; R-33 Zone

SPR# 1941 – 917 Enfield Street – Site Plan Modification for Retail Space under Section 9.10.7; Sheckiera Stanberry-Williams, Applicant; Julie and Robert Lai, Owners; Map 25/Lot 78; BL Zone.

19. OPPORTUNITIES/UNRESOLVED ISSUES

None

20. EXECUTIVE SESSION

None

21. ADJOURNMENT

MOTION by: Walter Kruzel **seconded:** Linda DeGray

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 9:56 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary