



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

October 10, 2024

7:00 PM - Council Chambers

<https://www.youtube.com/watch?v=CV8-obCtK7M>

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, Terrence Lynch, Walter Kruzel, Christian D'Antonio

Absent:

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

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to move agenda item 17 after item 3.

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.

4. APPROVAL OF MINUTES

A. September 26, 2024

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from September 26, 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 No: None Abstain: Terrence Lynch.

5. TOWN ATTORNEY REPORT

A. September 25, 2024

Received

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

Mary Ann Turner, 7 Meadow Road. Ms. Turner requested the Commission ask for a new site plan of the Pheasant Hill Drive property.

MOTION by: Walter Kruzel **seconded:** Joseph Mule to move the agenda items 13 and 14 after item 9.

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.

8. BOND RELEASE(S)

None

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. 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

Assistant Planner Driver explained 1Love Jamaican Restaurant is requesting a Site Plan modification to replace three tables with shelving units to be used for the sale of limited merchandise.

10. DIRECTOR OF PLANNING REPORT

Director Whitten shared a calendar with the Commission including possible dates for regulations workshops with Don Poland. She discussed how to plan the workshops moving forward.

Chair DeGray stated she wants the workshops open to all commissioners, not a subcommittee.

Director Whitten requested the meeting on November 7, 2024 be moved to November 14, 2024 due to a conflicting conference.

Director Whitten asked the Commission what topics they were interested in further research on for the zoning regulation updates. The Commission requested more information on cellar and foundation requirements, small lot subdivisions, downzoning R-33 lots, multifamily housing acreage, and building heights in Thompsonville.

Director Whitten announced the Design and Preservation Rapid Assistance Team (DPRAT) will be hosting a workshop on October 21, 2024 to collect input and suggestions to revitalize downtown Thompsonville.

11. OUTSIDE CORRESPONDENCE

None

12. COMMISSIONER'S CORRESPONDENCE

Chair DeGray requested Public Hearing and Site Plan Review items on the agenda state the date of receipt, the must open date, and the must close date.

13. CONTINUED PUBLIC HEARINGS

A. **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 stated the applicant submitted a packet of additional information for his application. She confirmed staff finds the truck does not satisfy the requirements for gross vehicle weight nor for axle allowance.

Mr. Lewis presented additional information pertaining to concerns discussed at the previous meeting.

Commissioner Grillo confirmed the applicant's truck weight and number of axles.

Commissioner Lynch stated all letters the Commission receives are part of the public hearing.

Public Participation

Karen Laplante, 166 North Maple Street. Ms. Laplante spoke against the application, stating the regulations do not allow this permit in a residential district.

Mary Ann Turner, 7 Meadow Road. Ms. Turner spoke against the application, citing personal experience.

William Fabrizio, 86 Douglas Road. Mr. Fabrizio spoke against the application, stating it is not within the rules.

Commissioner Alaimo explained the agenda process.

Director Whitten clarified staff must accept all applications.

Commissioner Hilinski presented information related to decibel ratings and stated the need to step up enforcement of tractor trailer violations.

Chair DeGray reviewed the memo from the Town Attorney in regard to section 3.30.13 and the parking of tractor trailers in a residential district.

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, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: None.

MOTION by: John Petronella **seconded:** Joseph Mule to approve PH# 3105.

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

Lynch Abstain: None.

All Commissioners stated the special use was not in conformance with regulations.

14. NEW PUBLIC HEARINGS

A. **PH# 3107 – 1655 King Street** – Special Use Permit for Two Family Conversion under Section 4.30.2; Patrick Kennedy, Applicant/Owner; Map 16/Lot 33; R-33 /KSESDOD Zone Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks. Patrick Kennedy, Applicant, 1655 King Street.

Attorney Landolina presented the history of the property and explained the applicant is seeking a special permit for a Two Family Conversion for the property because it has existed as a two-family home for many years but never had the correct designation. He demonstrated how the property meets conversion criteria.

Assistant Planner Driver explained the regulations as they apply to the property.

Commissioner D'Antonio stated the regulation is an example of one that needs to be improved during the regulation updates.

Chair DeGray noted the application is missing the internal floor plan and needs an inspection by the town inspector.

Attorney Landolina confirmed inspections were done by the buyer's inspector, not by the town inspector.

Commissioner Grillo asked if the building inspector will grant the Certificate of Occupancy. Commissioner Alaimio stated the town building inspector needs to inspect the property regardless of the necessity of a CO.

Assistant Planner Driver explained that certain general conditions do not apply to this permit.

The Commissioners and staff discussed conditions, opting to remove condition 24.

MOTION by: Terrence Lynch **seconded:** Frank Alaimo 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, Terrence Lynch No: None Abstain: None.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve a site plan waiver.

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 PH# 3107 with the conditions listed and two site specific 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, Terrence Lynch No: None Abstain: None.

MOTION by: Walter Kruzel **seconded:** Vinnie Grillo to approve a five 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, Terrence Lynch No: None Abstain: None.

15. OLD BUSINESS

None

16. NEW BUSINESS

None

17. OTHER BUSINESS

Chair Alaimo announced he is stepping aside as Chair effective immediately due to time constraints and family obligations.

MOTION by: John Petronella **seconded:** Frank Alaimo to nominate Commissioner DeGray as Chair.

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

18. APPLICATIONS TO BE RECEIVED

A. **SPR# 1942 - 3 Weymouth Road** - Site Plan Modification to allow a Battery Energy Storage System; Enfield CTA, LLC, Applicant; Enfield Club Properties, LLC, Owner; Map 17/Lot 86; BG/KSESDOD Zones

Chair DeGray asked if the storage system is a lithium type battery and if the Fire Department has the ability to extinguish that.

Assistant Planner Driver confirmed staff will ask the applicant for additional information before revisiting the administrative approval at the next meeting.

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 10:14 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary

