



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

October 24, 2024

7:00 PM - Council Chambers

<https://www.youtube.com/watch?v=La5X2bW9uzw>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair DeGray 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, Christian D'Antonio, Walter Kruzel

Absent:

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

4. APPROVAL OF MINUTES

A. October 10, 2024

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from October 10, 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, Terrence Lynch No: None Abstain: None.

5. TOWN ATTORNEY REPORT

Received

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to move agenda item 16 after item 7.

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: Terrence Lynch **seconded:** Walter Kruzel to move agenda item 11 after item 16.

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.

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

10. DIRECTOR OF PLANNING REPORT

Director Whitten updated the Commission on the Design and Preservation Rapid Assistance Team workshops and said the town should receive a guidelines and idea book by February.

Director Whitten confirmed the November 7, 2024 meeting has been canceled. A special meeting has been rescheduled for November 14, 2024.

11. OUTSIDE CORRESPONDENCE

A. Presentation by Don Poland to review draft chapters 1 - 3 of Enfield Zoning Regulations
Don Poland, PhD, Senior Vice President, Goman+York Property Advisors, East Hartford.
Mr. Poland presented a review of draft chapters 1-3 of the Enfield Zoning Regulations. He explained he is finding redundant and duplicated items, improving provisions, and ensuring compliance with state statutes.

The Commission and Mr. Poland discussed word choices and definitions.

Mr. Poland asked the Commission to allow him to fully rewrite Section 3.

The next workshop dates are scheduled for:

Tuesday, November 12, 2024, 6:00 pm

Thursday, December 12, 2024, 6:00 pm

Wednesday, January 8, 2024, 6:00 pm

Wednesday, January 15, 2024, 6:00 pm

12. COMMISSIONER'S CORRESPONDENCE

Commissioner Hilinski asked for a report on what kind of requests are coming in for accessory dwelling units.

Chair DeGray asked for an update on scheduling a meeting with Pheasant Hill.

13. CONTINUED PUBLIC HEARINGS

None

14. NEW PUBLIC HEARINGS

None

15. OLD BUSINESS

None

16. NEW BUSINESS

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

Greg Carey, Senior Manager, RWE Clean Energy, 949 Washington St, Holliston MA; Gareth Wilson, Project Manager, BL Companies, 100 Constitution Plaza, Hartford; Zach Posten, Director of Project Development, RWE Clean Energy, Danbury; Jeremy Smith, Electrical Engineer, Waldron Engineering, Exeter, NH; David Raines, Director of Fire Safety, RWE Clean Energy, Valhalla, NY.

Mr. Carey presented on the proposed battery storage system.

Mr. Raines spoke about the safety features and fire response plans for the system.

PM Wilson shared the site plans.

Commissioner Hilinski asked what the fire suppression sequence would be in the event of a fire in a battery.

Commissioner Alaimo asked about the toxicity of a fire.

The applicants responded to the Commissioners questions.

Commissioner Alaimo stated he wanted to see a full application and have a formal hearing. Assistant Planner Driver stated the applicants went through a full Site Plan Review and reviewed the departments' reviews. She stated the fire department has had multiple meetings and signed off.

Commissioner Mule confirmed that the battery could be disconnected from the grid by the utility.

17. OTHER BUSINESS

A. CGS §8-24 Referral - Discontinuance of Enfield Terrace and Enfield Terrace Extension
Director Whitten stated the Enfield Housing Authority plans to build multifamily complexes on EHA property. They have requested the town turn over the roads in the development to them for maintenance.

Commissioner Alaimo confirmed there would be an easement for the pump station located by the property.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to send a positive referral to the town council for the discontinuance of Enfield Terrace and Enfield Terrace 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, Terrence Lynch No: None Abstain: None.

B. PA 23-142 Family/Childcare or Group Homes

Director Whitten explained the town regulations need to comply with the Public Act 23-142.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to move staff recommendations to the town manager for a report to OPM.

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.

18. APPLICATIONS TO BE RECEIVED

None

19. OPPORTUNITIES/UNRESOLVED ISSUES

None

20. EXECUTIVE SESSION

None

21. ADJOURNMENT

MOTION by: Walter Kruzel **seconded:** Francis Alaimo to adjourn.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 9:35 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary