



**MINUTES
TOWN COUNCIL
SPECIAL MEETING
July 30, 2025
6:00 PM - Town Hall - Council Chambers
<https://youtube.com/live/dujJyqBf2EQ>**

1. ROLL CALL

Present: Gina Cekala, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr.(remotely), Marie Pyznar, John Santanella, Lori Unghire

Absent: Robert Cressotti, Jeff Rousseau

Also present were Town Manager, Matthew Coppler; Assistant Town Manager, Steve Bielenda; Interim Town Attorney, Tom Tyler; Assistant Town Attorney, Mark Cerrato; Director of DPW, Donald Nunes; and Town Clerk, Sheila Bailey.

Due to his remote participation, Mayor Nelson appointed Deputy Mayor Pyznar Chair for the remainder of the meeting.

2. EXECUTIVE SESSION

MOTION #7293 by: John Santanella seconded: Cynthia Mangini

to go into Executive Session to discuss the following item(s).

Upon a **SHOW OF HANDS** vote being taken, the Chair declared **MOTION #7293** adopted.

Yes: Gina Cekala, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

The Executive Session of the Enfield Town Council was called to order by Chair Pyznar at 6:01pm.

A. Pending Litigation

- Hamlet Homes, LLC v. Town of Enfield
- East Longmeadow Board of Health/Deer Park Recycling
- Town of Enfield v. Driscoll, Dave
- Town of Enfield v. The Estate of Robert Granger

B. Real Estate Negotiations

- 5 Taylor Road (Nathan Hale School)

Chair Pyznar reconvened the Special Meeting at 7:19pm. No votes or actions were taken by the Council during the Executive Session.

3. NEW BUSINESS

A. Discussion Regarding Commerce Street Abandonment

Town Manager Coppler explained that recently, DPW Director Donald Nunes and Assistant Town Engineer John Cabibbo had a conversation with the State of Connecticut Department of Transportation (CTDOT) regarding the possible abandonment of Commerce Street. The street runs parallel to the railroad and the state is interested in acquiring it for parking for the train station. During this meeting, the state informed them that they were interested in taking control of several roads in order to provide a route to the train station. Mr. Coppler asked the Planning Department to review the plan and put together a memo to the Council highlighting any issues and/or concerns. Mr. Coppler stated that the town may not have a lot of say in this matter, but it was important that they choose their battles carefully to do what's best for the residents of Enfield. ***The memo from the Manager and town staff is appended to these minutes.***

DPW Director Donald Nunes stated that Commerce Street had always been part of the plan for the railroad, but during their recent meeting, CTDOT presented a slide showing an entire route encompassing High Street up to the intersection of High and Pearl Street, up Pearl Street to Main Street, and then onto Commerce Street, and defined it as Special Service Road (SSR) 496. In Connecticut, SSRs connect state facilities to a numbered state highway road, so from the train station to Route 5 would be SSR 496. It will guarantee the state access to the train station at any time. Mr. Nunes asked about maintenance and snow removal on these roads and was told that the state would do all the maintenance. The state asked the town to complete a drainage assessment by taking camera images of the storm drainage system on those sections. The state is hoping for some kind of response or agreement from the town by August 8, 2025, as they have a sixty-day posting requirement after which they will make a decision. Mr. Coppler stated that the town should provide the state with a list of questions by August.

Councilor Santanella stated that he would like to know whether some of the projects identified by D-PRAT would still be able to move forward. He also wondered why the state didn't go the other way around the pond as it would be a more direct route. Councilor Cekala asked if the town would be responsible for the sewer infrastructure on those roads and Mr. Nunes responded that the town is responsible for the sewer infrastructure on state

roads. Councilor Mangini asked when the sixty-day clock would start ticking. Mr. Nunes stated that if the town doesn't respond by August 8, the state will move forward with the posting the following Monday. Ms. Mangini stated that if the town were prohibited from closing any of the roads for any reason, such as North Main Street, it could impact some of the big events that take place in town. Mr. Coppler responded that it was one of our concerns and hasn't been confirmed by the state yet. Mr. Coppler stated that there is also a concern that the state would want to improve those roads in the future and could take property by eminent domain.

Councilor Ludwick stated that if the state were to take control over those roads, he would like them removed from the TIF District so that they would not be eligible for TIF funds. The town should also try to negotiate with the state for what is in the best interest of the town. Mayor Nelson raised the issue of how a full-sized bus would be able to make the turn from Peal Street onto High Street. He thinks that the state will need to expand High Street by taking property. He is also concerned about the possibility of the state taking North Main and what that could mean for the July 4th celebration. Mr. Ludwick stated that the state should conduct a public hearing for the residents of Enfield. Mr. Coppler stated that he would put a request in the town's response that the state appear to answer questions from the Council and/or public.

A copy of the presentation is appended to these minutes.

B. Resolution to Settle Property Tax Assessment Appeal for 32 Bacon Road

RESOLUTION #7294 by: John Santanella, seconded: Ken Nelson Jr.

RESOLVED, that the Enfield Town Council does hereby authorize the Office of the Town Attorney to settle the outstanding tax assessment appeal in the following action: *Hamlet Homes, LLC v. Town of Enfield, et al.*, the fair market value of the property known as 32 Bacon Road to be reduced to \$130,900.

Assistant Town Attorney Mark Cerrato stated that Hamlet Homes LLC is the owner. It is zoned as industrial and consists of 4.02 acres of vacant land. The fair market value on the 2024 Grand List is \$250,400. The property owner filed an appeal of the valuation. The Senior Assistant Town Attorney and the Assessor reviewed the valuation and agreed that the fair market value should be reduced to \$130,900. The owner, through their counsel, agreed to the valuation which would apply to the 2024 and 2025 Grand List.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7294** adopted. Yes: Gina Cekala, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella No: None Abstain: None. Councilor Unghire had left the room.

C. Resolution With Regard to East Longmeadow Board of Health and Deer Park Recycling

RESOLUTION #7295 by: Michael Ludwick, seconded: John Santanella.

WHEREAS, the Town Council wishes to appeal the East Longmeadow Board of Health's approval of Deer Park Recycling's facility that accepts, recycles, and transfers construction and demolition waste and bulky waste;

WHEREAS, such an appeal will be subject to the jurisdiction of the Commonwealth of Massachusetts;

WHEREAS, the law firm McGregor, Legere & Stevens P.C. of Boston has indicated that it would be willing to represent the Town of Enfield in such an appeal;

WHEREAS, McGregor, Legere & Stevens P.C. has indicated it will provide the Town with a 20% discount on its legal fees;

WHEREAS, Office of the Town Attorney, on behalf of the Town, will consult with and provide directions to McGregor, Legere & Stevens P.C. with regard to any issues pertaining to such an appeal;

THEREFORE, BE IT RESOLVED, the Town Council hereby authorizes the filing of an appeal from the East Longmeadow Board of Health's approval of the Deer Park Recycling facility;

BE IT FURTHER RESOLVED, McGregor, Legere & Stevens P.C. be retained as legal counsel for the Town of Enfield in the above-noted appeal; and

BE IT FURTHER RESOLVED, any and all directives, instructions, and/or communications with McGregor, Legere & Stevens P.C. shall be through the Office of the Town Attorney.

Mayor Nelson indicated that he would like this resolution amended to approve an appropriation of up to \$200,000 for attorney fees. Councilor Santanella responded to the Mayor that he had drafted language for the amendment and would like to read it. Mr. Nelson was in agreement.

AMENDMENT #1 by: John Santanella, seconded: Gina Cekala to amend the Resolution to add the following after the first "**BE IT FURTHER RESOLVED**":

"BE IT FURTHER RESOLVED, the Town Council hereby appropriates up to \$200,000 for attorney fees to cover the cost of filing and pursuing this litigation."

Upon a **SHOW OF HANDS** vote, the Chair declared **AMENDMENT #1** adopted. Yes: Gina Cekala, Bob Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None. Councilor Mangini had left the room.

Councilor Ludwick, Santanella, and Pyznar thanked the Town Attorney for his hard work and research in determining how the town can best appeal this decision in the best interest of Enfield residents. Mayor Nelson concurred and wanted to make it clear that this project will impact Spruceland, Crescent Lake, Shaker Pines Lake, as well as additional impact from the 111 tractor trailers that will come down Taylor Road, Shaker Road, and Elm Street to get to CT Route 91.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7295** adopted as amended. Yes: Gina Cekala, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None. ***A copy of the amended resolution is appended to these minutes.***

4. ADJOURNMENT

MOTION by: John Santanella, seconded: Michael Ludwick to adjourn.

Upon a **SHOW OF HANDS** vote being taken, the Chair declared the **MOTION** adopted unanimously, and the meeting stood adjourned at 8:00pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

CONSIDERATION FOR THE PROPOSED STATE RTE 496 – A SPECIAL SERVICE ROAD (SSR) FROM RTE. 5 TO THE NEW RR STATION

July 30, 2025

Staff met this morning to consider the requirements of this proposal. In attendance were Aaron Marcavitch, John Cabibbo, Georgienna Driver, Stephen Hiney and Laurie Whitten.

The following are our comments and conclusions.

- We believe this route was chosen as it used to be an SSR, and if the TOE wanted to close North Main Street for special events, it would most likely not be allowed.
- Bus traffic should be able to continue as it currently occurs.

State Road = State Responsibility. Assumptions & Comments.

- Improved Access: SSR's are designed to directly connect routes to important locations, potentially improving access to State facilities.
- State will maintain roadways, snow plowing, and storm sewer.
- Curb permits will be required from the State, not the TOE. This is not a concern.
- Overall, there should be no impact on developers as development commonly occurs on State roads.
- OSTA permits are required based on the number of parking stalls added with new development regardless of ownership of the R.O.W.

Concerns:

- Will the State be proposing any widening of the road(s)? Would there be takings?
- Will they still allow street parking as this is an important component of our TOD?
- Would the State maintain crosswalk and pedestrian and bike path markings?
- If there is any impact, it would most likely be with the TOE working with the State, such as:
 - Coordination with the State for maintenance. For instance, winter on street parking, evacuation routes, sink holes or other road damage. What would their reaction time be for fixes?
 - Through discussion, staff is overall concerned about achieving proper communication with the State, while maintaining flexibility with proposed projects. These would include: D-PRAT projects and recommendations such as pedestrian walkways; the raised intersection from N Main, Main and Pearl

SPECIAL SERVICE ROAD 496

HIGH STREET

- RECONSTRUCTED 2016
- LIMITED DRAINAGE

PEARL STREET

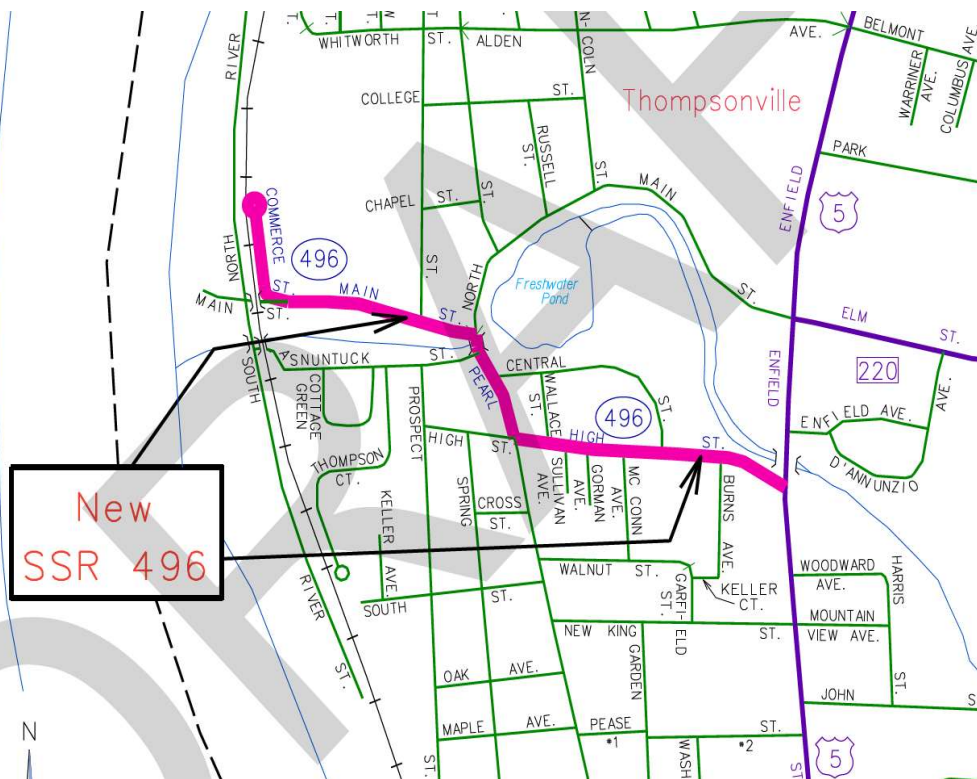
- 1.5" MILL/PAVE
- NO DRAINAGE UPGRADE

MAIN STREET

- URBAN RENEWAL 1977
- N. MAIN TO PLEASANT

COMMERCE STREET

- 40+ YEARS NO ROADWORK



ENFIELD STREET X HIGH STREET



HIGH STREET X PEARL STREET



PEARL STREET X MAIN STREET



MAIN STREET X COMMERCE STREET



TOWN OF ENFIELD

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