



**MINUTES
PLANNING & ZONING COMMISSION
SPECIAL MEETING
November 13, 2025
7:00 PM - Council Chambers**

<https://www.youtube.com/watch?v=vdKBVF8J41A>

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, Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, Terrence Lynch, Walter Kruzel, Rob Anderson

Absent: Vinnie Grillo, John Petronella

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

Christian D'Antonio and Walter Kruzel were seated for Vinnie Grillo and John Petronella.

4. APPROVAL OF MINUTES

A. October 9, 2025

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to approve the minutes from October 9, 2025.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, Terrence Lynch, Walter Kruzel No: None Abstain: None.

B. October 23, 2025 - Special Meeting

MOTION by: Terrence Lynch **seconded:** Joseph Mule to approve the minutes from the October 23, 2025 Special Meeting.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, Terrence Lynch, Walter Kruzel No: None Abstain: None.

5. TOWN ATTORNEY REPORT

A. October 30, 2025

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

9. CONTINUED PUBLIC HEARINGS

None

10. NEW PUBLIC HEARINGS

A. **PH# 3134MA - 90 Elm Street** - Application for a Zone Change from Business Regional (BR) to Special Development District (SDD); Woodsonia Acquisitions, LLC, Applicant; Enfield Square Realty LLC + Enfield CH LLC + Enfield NASSIM LLC, Owners; Map 42/Lot 29, Maps 43/Lots 16, 17, 29, 30, 31 and Map 45, Lot 75; BR Zone-TABLED

DOR: 9/4/2025; MPHOD: 11/8/2025; MPHCD: 12/13/2025

Evan Seeman, Attorney, Robinson+Cole, 1 State Street, Hartford; Mitch Hohlen, Director of Development, Woodsonia, 21160 C Street, Elkhorn, Nebraska; Dean Apostoleris, Professional Engineer, Kimley-Horn, 1 North Lexington Avenue, White Plains, New York.

Director Whitten reviewed changes to the Staff Report and discussed the application for the rezone.

Mr. Hohlen reviewed updates to the Master Plan.

Attorney Seeman stated the Plan meets the requirements of the Special Development District and the Plan of Conservation and Development.

Commissioner D'Antonio asked about the frontage setbacks.

Mr. Hohlen reviewed projects completed by Woodsonia.

Commissioner Alaimo confirmed site plans for each lot will be submitted as they are developed.

Public Participation

None

Director Whitten confirmed the applicant has met the requirements for a Special Development District.

Commissioner D'Antonio asked for clarification on mixed-use projects and about relocating the current tenants.

Commissioner Alaimio asked when the project would start.

MOTION by: Kenneth Hilinski **seconded:** Terrence Lynch 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, Kenneth Hilinski, Joseph Mule, Terrence Lynch, Walter Kruzel No: None Abstain: None.

MOTION by: Kenneth Hilinski **seconded:** Walter Kruzel to approve PH# 31344MA for a zone change from Business Regional (BR) to Special Development District (SDD) with the finding that the change is consistent with the Plan of Conservation and Development.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo,

Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, Terrence Lynch, Walter Kruzel No: None Abstain: None.

B. **PH# 3136 - 5 Harris Street** - Application for a special use permit to allow a duplex; Jose Cabrera, Applicant; Maria G. Ramon Sebastian, Owner; Map 23/Lot14; R-33 Zone

DOR: 10/23/2025; MPHOD: 12/27/2025; MPHCD: 01/31/2026

Jose Cabrera, Applicant, 22 Forest Street, Providence, Rhode Island.

Assistant Planner Driver reviewed the application for a special use permit to allow a duplex, the density requirement test, and the abutting test. She stated the application does not satisfy the density test.

Commissioner Anderson asked for clarification on the floor plans.

Commissioner Hilinski asked about the front elevations.

Public Participation

John Provencher, 3 Harris Street. Mr. Provencher expressed concerns about parking.

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to table PH# 3136 to November 20, 2025.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, Terrence Lynch, Walter Kruzel No: None Abstain: None.

11. OLD BUSINESS

12. NEW BUSINESS

A. **SPR# 1959 - 1695 King Street** - Application for a request of a long-term storage container; NEL Group LLC, Applicant; Owner; Map 14/Lot 24; I-1 and KSESOD Zones

DOR: 10/23/2025; MAD: 12/27/2025

Tabled

13. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio shared notes from the November 5, 2025 Regional Planning Commission meeting.

14. DIRECTOR OF PLANNING REPORT

Director Whitten shared she and Assistant Planner Driver attended the Southern New England American Planning Association conference.

Director Whitten provided updates on 67 Middle Road and Stonebridge Commons.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3137 - 78 Brainard Road** - Application for a special use permit for a home occupation; Kevin and Darlene Ferguson, Applicants/Owners; Map 36/Lot 293; R-33 Zone

B. **PH# 3138 - 78 Brainard Road** - Application for a special permit for a duplex; Kevin and Darlene Ferguson, Applicants/Owners; Map 36/Lot293; R-33 Zone

C. **SPR# 1960 – 45 Windsor St** - Application for a second driveway; EGO Holdings LLC, Applicant/Owner; Map 27/Lot 52; TD-2 Zone

17. OPPORTUNITIES/UNRESOLVED ISSUES

None

18. EXECUTIVE SESSION

None

19. 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 8:48 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary