



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

November 20, 2025

**7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

<https://www.youtube.com/watch?v=kW48ZNfpo1o>

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

Absent:

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

4. APPROVAL OF MINUTES

None

5. TOWN ATTORNEY REPORT

None

6. ZONING ENFORCEMENT OFFICER'S REPORT

Zoning Enforcement Officer Rachele reported on zoning enforcements and permits. He reviewed the properties the Commission had previously asked about.

Commissioner Alaimo confirmed the property on King Street was purchased by a private entity.

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

A. SPR# 1888 - 140-148 Hazard Ave - Trinity Healthcare Erosion & Sediment Control Bond Release Request

Zoning Enforcement Officer Rachele stated all conditions have been satisfied.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve the release of the Erosion and Sediment Control Bond for SPR# 1888.

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.

B. PH# 2627 - Cherrywood Estates Phase II - Erosion & Sediment Control Bond Release Request

Zoning Enforcement Officer Rachele reviewed the history of the bond release.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve the release of the Erosion and Sediment Control Bond for PH# 2627.

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.

C. SPR# 1923 - 157 South Road - Erosion & Sediment Control Bond Release Request

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve the release of the Erosion and Sediment Control Bond for SPR# 1923.

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.

9. CONTINUED PUBLIC HEARINGS

A. 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

Tabled

10. NEW PUBLIC HEARINGS

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

DOR: 11/6/2025; MPHOD: 1/10/2026; MPHCD: 2/14/2026

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks; Kevin Ferguson, Applicant, 78 Brainard Road.

Attorney Landolina reviewed the history of the property and the applicant's business and residency.

Assistant Planner Driver stated the applicant is applying for a Special Permit because his employees are not residents of the building.

Zoning Enforcement Officer Rachele reviewed the Department's history with the property.

Commissioner Grillo stated oil trucks do not belong on the property.

Commissioner Kruzel asked where the business was registered with the Secretary of State's office.

Commissioner Mule stated he was concerned with the trucks being parked at the property.

Commissioner Alaimo stated oil trucks cannot be parked over night

Commissioner Lynch asked who is living in the house.

Commissioner Anderson asked where the applicant sleeps in the house.

Commissioner Alaimo asked for clarification on the Connecticut State Court ruling regarding residency.

Assistant Planner Driver stated the application does not satisfy the definition of a home occupation home office.

Public Participation

Susan Sorrow, 18 Field Road. Ms. Sorrow spoke about her observations living on an abutting property.

Commissioner D'Antonio asked about the intensity of the use on the property.

Assistant Planner Driver stated the parking of oil trucks on grassy areas in an aquifer protection concern.

Mr. Ferguson stated the trucks have never parked at the property overnight.

Public Participation

Susan Sorrow, 18 Field Road. Ms. Sorrow stated the trucks contain hazardous waste.

MOTION by: Terrence Lynch **seconded:** Kenneth Hilinski to close the public hearing.

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.

Commissioner Mule stated the oil company home office is against regulations.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3137 for a Special Permit to allow a home office.

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

Chair DeGray stated the type of business is not allowed in the area.

Commissioner Petronella stated the applicant did not satisfy the residency requirement.

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

DOR: 11/6/2025; MPHOD: 1/10/2026; MPHCD: 2/14/2026

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks; Kevin Ferguson, Applicant, 78 Brainard Road.

Attorney Landolina reviewed the regulations pertaining to duplex residences and explained how the application meets the requirements.

Assistant Planner Driver reviewed the application to turn a dwelling into a duplex unit. She stated the property does not comply with the density standards nor with the abutting standards.

Commissioner Mule asked for clarification on the density calculations.

Zoning Enforcement Officer Rachele clarified the difference in records between the Assessor's Department and the Planning and Zoning Department.

Commissioner Hilinski asked how long the apartment has been rented out.

Attorney Landolina stated the density calculation is not an important factor in this application.

Chair DeGray asked for clarification on how the applicant enters the basement where he sleeps.

Public Participation

Susan Sorrow, 18 Field Road. Ms. Sorrow spoke against a duplex in a single-family home neighborhood.

Attorney Landolina responded to public comments.

Zoning Enforcement Officer Rachele read the application narrative from 2023.

Public Participation

Susan Sorrow, 18 Field Road. Ms. Sorrow spoke about the progression of the in-law unit into a duplex unit.

MOTION by: Terrence Lynch **seconded:** Kenneth Hilinski to close the public hearing.

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.

Chair DeGray stated her concern with having a building inspection done on the property.

Commissioner Hilinski stated it is a unique case.

Commissioner Petronella stated he does not support the application because it was built with deception.

Commissioner Grillo stated he does not support the application because a duplex does not belong in that neighborhood.

Zoning Enforcement Officer Rachele stated there are 67 non-compliant in-law apartments in town that they are working to rectify.

Chair DeGray stated the unit is listed as an in-law apartment and should be incorporated back into the main house if the in-law is no longer living there.

Commissioner Hilinski amended the motion conditions to include an inspection by the building department, no sleeping in the basement prior to the inspection, and a continued non-conforming use.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3138 for a Special Permit for a duplex.

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

Chair DeGray stated the unit is an in-law unit no longer being used as an in-law unit.

Commissioner Petronella stated the application does not meet the regulations.

Commissioner Grillo stated the application does not satisfy zoning requirements.

11. OLD BUSINESS

None

MOTION by: Kenneth Hilinski **seconded:** Vinnie Grillo to take 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.

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 KSESDOD Zones-**TABLED DOR: 10/23/2025; MAD: 12/27/2025**

B. **SPR# 1960 – 45 Windsor St** - Application for a second driveway; EGO Holdings LLC, Applicant/Owner; Map 27/Lot 52; TD-2 Zone
DOR: 11/6/2025; MAD: 1/10/2026

Eric Taub, 49 Captain Road, Longmeadow, Massachusetts.

Mr. Taub reviewed plans for a second curb cut on the property.

Assistant Planner Driver reviewed the Traffic Department comments. She stated the curb cut satisfies regulations.

Chair DeGray stated she supports taking cars off Windsor Street.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve SPR# 1960 for a second driveway.

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.

C. **PH# 3078 - Strand Location- Union Square** - Request for Building Permit Extension
Chris Smith, Attorney, Zabel Schellenberg, 1 Audubon Street, New Haven; Peter Wood, Collaborative Development Consulting LLC, 24 Dean Drive, Glastonbury.

Attorney Smith explained that Impact Residential Development is requesting a Building Permit Extension because they are still securing funding.

Assistant Planner Driver stated they are requesting a 24 month extension.

Commissioner Hilinski asked if there are any building-related issues.

Mr. Wood stated there are no changes to the plan that was approved in 2023.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3078 for a 24 month extension to request a building permit.

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.

13. COMMISSIONER'S CORRESPONDENCE

None

14. DIRECTOR OF PLANNING REPORT

None

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

PH# 3139AMA - 22, 24, 28, 38, 44, 48, 50, 52 South River Street - Application for a zone change from TD-1 to TD-4; South River Realty LLC, Applicant/Owner; Matthews Landing LLC, Owner; Map 8/Lots 13, 14, 15, 16, 17, 19, 21, 22; TD-1 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 10:01 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary