



**MINUTES  
PLANNING & ZONING COMMISSION  
REGULAR MEETING**

**December 4, 2025**

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

**[https://www.youtube.com/watch?v=mdCyAb\\_yVXE](https://www.youtube.com/watch?v=mdCyAb_yVXE)**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chair DeGray called the meeting to order at 7:01 pm.

**2. FIRE EVACUATION ANNOUNCEMENT**

Announced.

**3. ROLL CALL**

Present: Francis Alaimo, Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Walter Kruzel, Rob Anderson

Absent: Vinnie Grillo

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

Christian D'Antonio was seated for Vinnie Grillo.

**4. APPROVAL OF MINUTES**

A. November 13, 2025 - Special Meeting

**MOTION by:** Terrence Lynch **seconded:** Walter Kruzel to approve the minutes from the November 13, 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, John Petronella, Terrence Lynch No: None Abstain: None.

**5. TOWN ATTORNEY REPORT**

None

**6. ZONING ENFORCEMENT OFFICER'S REPORT**

None

**7. PUBLIC PARTICIPATION**

**8. BOND RELEASE(S)**

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# 3139MA - South River Street** - Application for a zone change from TD-1 to TD-4 for properties known as 22, 24, 28, 38, 44, 48, 50, and 52 South River Street; South River Realty LLC, Applicant/Owner and Matthews Landing LLC, Owner; Map 8, Lots 13, 14, 15, 16, 17, 19, 21 and 22; TD-1 Zone

**DOR: 11/20/2025; MPHOD: 01/24/2026; MPHCD: 02/28/2026**

Paul Smith, Attorney, Smith & Bishop LLC, 27 South Main Street, Windsor Locks; Richard Pinkman, Applicant, 22 South River Street; Filipe Cravo, Professional Engineer, R Levesque Associates, Inc, 40 School Street, Westfield, MA.

Attorney Smith reviewed the application and possible plans for the sites.

Mr. Pinkman clarified the project aligns with the Plan of Conservation and Development.

Commissioner Lynch asked about traffic studies.

Commissioner Hilinski asked for clarification on the process of the original zone designation.

Commissioner Petronella spoke about safety concerns.

Commissioner Anderson asked about fire safety.

Assistant Planner Driver reviewed departmental comments.

Chair DeGray reviewed public hearing guidelines.

### Public Participation

Kelly Matieriene, 54 South River Street - Ms. Matieriene expressed concerns with traffic on the street.

Robert Lemontagne, 64 South River Street - Mr. Lemontagne expressed concerns with the size of the street.

Monique Levesque, 26 South River Street - Ms. Levesque expressed concerns about traffic and safety.

Patrick Gaskell, 94 South River Street - Mr. Gaskell stated he is opposed to the zoning change.

Jeanette Lemontagne, 64 South River Street - Ms. Lemontagne spoke against the development of the sites.

Karen Laplante, 166 North Maple Street - Ms. Laplante stated she is against the zone change because it does not align with the Plan of Conservation and Development.

Anthony Quinones, 42 South River Street - Mr. Quinones expressed support in the town working with the applicant.

Attorney Smith responded to public comments.

Assistant Planner Driver read letters into the record.

Assistant Planner Driver clarified the difference between zones TD-4 and TD-3.

Director Whitten stated Capitol Region Council of Governments shared no concerns.

Chair DeGray asked what the actual width of the road is.

Commissioner Mule stated he was concerned with TD-4 zone in this area.

#### Public Participation

Karen Laplante, 166 North Maple Street - Ms. Laplante reviewed the past zoning of the properties.

Kelly Matieriene, 54 South River Street - Ms. Matieriene spoke about road access.

Monique Levesque, 26 South River Street - Ms. Levesque spoke about safety issues.

Patrick Gaskell, 94 South River Street - Mr. Gaskell asked if the re-zone would include 26 South River Street.

Jeanette Lemontagne, 64 South River Street - Ms. Lermontagne addressed Commissioner Hilinski's comments.

Commissioner Hilinski clarified the street was challenging to turn around on.

Monique Levesque, 26 South River Street - Ms. Levesque confirmed the property at 26 South River Street is not included in the zone change.

Stephen Moore, 20 1/2 South River Street - Mr. Moore stated he supported the zone change.

Anthony Quinones, 42 South River Street - Mr. Quinones asked if the Commission can offer guidance to the applicant.

Attorney Smith responded to public comments.

**MOTION to by:** Christian D'Antonio **seconded:** Ken Hilinski to close the public hearing.

Commissioner Hilinski rescinded his second to close the public hearing.

Commissioner Lynch seconded the motion to closes the public hearing.

**UPON A ROLL CALL VOTE**, the Chair declared the motion failed. Yes: Christian D'Antonio

No: Francis Alaimo, Linda DeGray, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence

Lynch Abstain: None.

**MOTION by:** Joseph Mule **seconded:** Francis Alaimo to table PH# 3139MA until January 8, 2026 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, John Petronella,

Terrence Lynch No: None Abstain: None.

## **11. OLD 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 KESDOD Zones-**TABLED DOR: 10/23/2025; MAD: 12/27/2025**

**12. NEW BUSINESS**

None

**13. COMMISSIONER'S CORRESPONDENCE**

Commissioner Alaimo congratulated Commissioner D'Antonio on his appointment to full member of the Commission.

Commissioner D'Antonio shared notes from the Regional Planning Commission meeting. Chair DeGray asked about regulation updates.

**14. DIRECTOR OF PLANNING REPORT**

Director Whitten asked the Commission to provide consensus to propose a text amendment to align with state regulations.

**15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS**

**SPR# 1961 - 35 Bacon Road** - Application for approval of modification to SPR# 181; [Amazon.com](https://www.amazon.com) Services LLC, Applicant/Owner; Map 94/Lot 65; I-1 Zone

Director Whitten reviewed the application to downsize the building.

**16. APPLICATIONS TO BE RECEIVED**

None

**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 9:28 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary