



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING-AMENDED**

**December 18, 2025
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

<https://www.youtube.com/watch?v=7FW0u2daHyw>

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, John Petronella, Terrence Lynch, Rob Anderson, Walter Kruzel

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.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to add PH# 3078 Building Permit Extension Request to the agenda as item 12A.

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.

4. APPROVAL OF MINUTES

A. November 20, 2025

Correction: Commissioner D'Antonio's name was missing from the attendance list but he was present at the meeting on November 20, 2025.

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from the November 20, 2025 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.

B. December 4, 2025

Emails regarding PH# 3139MA were submitted by Monique Levesque, mlevesque06@snet.net; Robert Lamontagne, lamontagnenortheastjenrob@gmail.com;

Steve Cogtella, party_man_usa@yahoo.com.

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from the December 4, 2025 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

None

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

MOTION by: Francis Alaimo **seconded:** Kenneth Hilinski to approve a 65 day extension.

UPON A ROLL CALL 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.

B. **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-**TABLED**

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

10. NEW PUBLIC HEARINGS

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

Timothy Snelgrove, Applicant, 1695 King Street.

Mr. Snelgrove stated he is seeking approval for a storage container on the property.

Assistant Planner Driver requested an extension to confirm the location of the storage unit.

Chair DeGray asked what the other structures on the property are used for.

Commissioner Alaimo asked how long the additional building would take to be constructed.

Assistant Planner Driver confirmed the applicant has Wetlands and Planning and Zoning approval. She stated the applicant still needs to submit an extension letter for the building permit.

Commissioner Lynch asked when the container was put in.

MOTION by: Kenneth Hilinski **seconded:** Francis Alaimo to extend SPR# 1959 to the February 26, 2026 meeting.

UPON A ROLL CALL 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.

Chair DeGray reviewed other outstanding items at the site.

12. NEW BUSINESS

PH# 3078 - Strand Location- Union Square - Request for Building Permit Extension

Assistant Planner Driver explained the extension is a re-approval so that the applicant can have notice of the extension to publish.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3078 Building Permit Extension request for 24 months with a new expiration date of December 18, 2027.

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

A. **PH# 3061 - Informal Discussion** with Robert Mannarino regarding possible modification of approved multi-family housing development per section 4.70.6I to senior residential development (SRD) (Sections 4.40.4, 4.70.1, 4.70.2, and 4.70.3) at 242, 274, and 284 Brainard Road; Map 62 & 77/Lots 319, 67 & 68, MFHD Zone

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks; Dana Steele, Professional Engineer, JR Russo and Associates, 1 Shoham Road, East Windsor; Robert Mannarino, Owner, Mannarino Builders, Inc., 400 Chapel Road, South Windsor.

Commissioner Petronella recused himself.

Rob Anderson was seated for John Petronella.

Mr. Mannarino reviewed his company's history.

PE Steele reviewed the plans and modifications.

Attorney Landolina stated Mr. Mannarino had followed the advice of other lawyers when marketing the development as a 55 plus community.

Attorney Landolina explained the applicant will be seeking two text amendments and a zone changing to move forward with the project.

Director Whitten confirmed that staff agrees the amendments and zone change would be the best path forward.

Commissioner Petronella rejoined.

13. COMMISSIONER'S CORRESPONDENCE

None

14. DIRECTOR OF PLANNING REPORT

Director Whitten discussed the wording of the Special Development District Regulations.

She shared that Stephen Hiney completed his CAZEO training and Georgienna Driver has been elected as Vice President of the Connecticut American Planning Association Executive Board.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR# 1961 - 35 Bacon Rd** - Administrative approval for modifications to SPR# 1881 which include changes to the rear building, parking, and related site improvements; Winstanley Construction Management, Applicant; Amazon.com Services LLC, Owner; Map 94/Lot 65; I-1 Zone

DOR: 12/04/2025; MAD: 02/07/2026

PLEASE NOTE: DUE TO THE LARGE SIZE OF THE FILE, THE SITE PLANS FOR THIS APPLICATION ARE AVAILABLE IN OPENGOV BY CLICKING THIS LINK: [Login to OpenGov for Town of Enfield, CT](#), AND SEARCHING FOR PL-25-269 AND VIEWING THE ATTACHMENTS OR COME INTO THE PLANNING & ZONING DEPARTMENT TO VIEW THE PAPER COPY.

Director Whitten reviewed the application changes to downsize the facility.

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 8:19 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary