



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

January 8, 2026

7:00 PM - Council Chambers

https://www.youtube.com/watch?v=N_P25-IPnKE

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Deputy Mayor Santanella called the meeting to order at 7:00 pm.

2. FIRE EVACUATION ANNOUNCEMENT

Announced

3. ROLL CALL

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

Absent:

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

4. ELECTION OF OFFICERS

Deputy Mayor Santanella asked for nominations for the Chair of the Planning and Zoning Commission.

Commissioner D'Antonio nominated Commissioner Hilinski as Chair. Commissioner Lynch seconded the nomination.

Commissioner D'Antonio made a motion to close nominations. Commissioner Kruzel seconded the motion.

MOTION by: Christian D'Antonio **seconded:** Terrence Lynch to nominate Kenneth Hilinski as Chair of the Planning and Zoning Commission.

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

Chair Hilinski asked for nominations for the First Vice Chair of the Planning and Zoning Commission.

Commissioner Petronella nominated Commissioner D'Antonio as First Vice Chair. Commissioner Alaimo seconded the nomination.

Commissioner Alaimo made a motion to close nominations. Commissioner Kruzel seconded the motion.

MOTION by: John Petronella **seconded:** Francis Alaimo to nominate Christian D'Antonio as First Vice Chair of the Planning and Zoning Commission.

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

Chair Hilinski asked for nominations for the Second Vice Chair of the Planning and Zoning Commission.

Commissioner Petronella nominated Commissioner DeGray as Second Vice Chair. Commissioner Kruzel seconded the nomination.

Commissioner Mule made a motion to close nominations. Commissioner Kruzel seconded the motion.

MOTION by: John Petronella **seconded:** Walter Kruzel to nominate Linda DeGray as Second Vice Chair of the Planning and Zoning Commission.

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

Chair Hilinski asked for nominations for the Secretary of the Planning and Zoning Commission. Commissioner D'Antonio nominated Commissioner Petronella as Secretary. Commissioner DeGray seconded the nomination.

Commissioner Kruzel made a motion to close nominations. Commissioner Mule seconded the motion.

MOTION by: Christian D'Antonio **seconded:** Linda DeGray to nominate John Petronella as Secretary of the Planning and Zoning Commission.

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

5. APPROVAL OF MINUTES

A. December 16, 2025 - CV Subcommittee

B. December 18, 2025

MOTION by: Walter Kruzel **seconded:** Linda DeGray to approve the minutes from the December 18, 2025 meeting.

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

6. TOWN ATTORNEY REPORT

A. December 19, 2025

Received.

7. ZONING ENFORCEMENT OFFICER'S REPORT

None

8. PUBLIC PARTICIPATION

None

9. BOND RELEASE(S)

None

10. 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**

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

MOTION by: Linda DeGray **seconded:** Terrence Lynch to take PH# 3139 from the table.

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

Paul Smith, Attorney, Smith & Bishop LLC, 27 South Main Street, Windsor Locks; Richard Pinkman, Applicant, 22 South River Street; Jason Adams, Traffic Engineer, Bowman Consulting Group, 20 Winthrop Square, Boston, Massachusetts.

Attorney Smith presented updated site plan ideas.

Mr. Adams presented traffic study and safety findings.

Mr. Pinkman reviewed the request to change from TD-1 zone to TD-4 zone and addressed previous concerns.

Director Whitten clarified the application is only for a rezone.

Commissioner DeGray reiterated the concerns with traffic.

Mr. Adams discussed traffic information.

Public Participation

Steve Cogtella, 2 South River Street - Mr. Cogtella spoke against a development.

Patrick Gaskell, 94 South River Street - Mr. Gaskell opposed the rezone and zoning around a

property.

Kelly Hemmeler, 10 Hartford Ave - Ms. Hemmeler submitted a letter against the zone change that was read into the record

Jeffrey Travis, 92 South River Street - Mr. Travis spoke against the rezone and shared traffic concerns.

Joe Saxton, 76 South River Street - Mr. Saxton spoke against the zone change.

Jeanette Lamontagne, 64 South River Street - Ms. Lamontagne opposed the zone change, stating there is already dense housing in the area.

JoAnn Suzor, 86 South River Street - Ms. Suzor spoke against the zone change and shared concerns about the narrow road.

Dave Reed, 84 South River Street - Mr. Reed spoke against the zone change on a small street.

Monique Levesque, 26 South River Street - Ms. Levesque opposed the zone change.

Joan Noll, 60 South River Street - Ms. Noll opposed the zone change on a small, quiet street.

Karen Laplante, 166 North Maple Street - Ms. Laplante opposed the zone change and shared the history of the zoning of the street.

Patrick Tallarita, 11 Pearl Street - Mr. Tallarita spoke in favor of the zone change as an opportunity for Thompsonville.

Patrick Gaskell, 94 South River Street - Mr. Gaskell spoke against the zone change and changing zoning around a property.

Monique Levesque, 26 South River Street - Ms. Levesque spoke against the zone change and increased traffic.

Jeanette Lamontagne, 64 South River Street - Ms. Lamontagne spoke against the zone change, and asked the Commission to respect the residents of the street.

Attorney Smith and Mr. Adams addressed public concerns.

Commissioner Alaimo asked staff about the zone change process regarding testimony.

Commissioner D'Antonio asked for clarification on zone change jurisdiction.

Commissioner Petronella stated a rezone would create a spot zone and called attention to contradictory information.

Director Whitten clarified the property would not be a spot zone because it is connected to other TD-1 zones through the road.

Commissioner D'Antonio stated the zone change would be an expansion to the TD-4 zone to the north.

Commissioner R. Anderson asked what would happen if the train station never comes.

Director Whitten confirmed the train station is funded and will happen.

Commissioner Mule stated the neighborhood does not want the zone change and he feels Thompsonville is being overdeveloped.

Commissioner DeGray stated the residents do not want this and we need to hear what our residents say.

Commissioner L. Anderson stated the Hartford rail line has increasing ridership.

Chair Hilinski asked if the Commission wanted to table the application until the Commissioners' questions are answered.

Public Participation

Steve Cogtella, 2 South River Street - Mr. Cogtella spoke against the zone change and cited concerns with safety services.

Monique Levesque, 26 South River Street - Ms. Levesque spoke against the zone change and shared concerns with increased traffic and people.

Patrick Tallarita, 11 Pearl Street - Mr. Tallarita clarified comments regarding access for first responders.

Patrick Gaskell, 94 South River Street - Mr. Gaskell spoke against the zone change and shared concerns of the lot sitting empty.

MOTION by: Christian D'Antonio **seconded:** John Petronella to close the public hearing.

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

Commissioner Petronella stated the property should remain TD-1 zone and the change would not be a benefit to Thompsonville.

Commissioner DeGray stated it should remain TD-1 zone.

Commissioner D'Antonio stated he sees potential in the zone change.

Commissioner Alaimo stated he supports the zone change because of where it is located and the potential improvements.

Chair Hilinski stated he supports the zone change to help improve development in Thompsonville.

MOTION by: John Petronella **seconded:** Terrence Lynch to approve PH# 3139 with the finding that the application proposal is consistent with the Plan of Conservation and Development shall be effective after the posting of the legal action ad and subject to the approved map amendment being posted with the Enfield Town Clerk.

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

Commissioner DeGray stated she opposed the zone change because of the residents' testimony at this public hearing and in the past.

Commissioner Petronell stated he opposed the zone change because the proposed zone is not appropriate for this location.

Chair Hilinski called for a five minute recess.

11. NEW PUBLIC HEARINGS

None

12. 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**

13. NEW BUSINESS

14. COMMISSIONER'S CORRESPONDENCE

The Commissioners welcomed Lora Anderson to the Commission.

15. DIRECTOR OF PLANNING REPORT

Director Whitten stated the Commission will review the bylaws and liaisons at the next meeting.

She shared the Enfield Business Roundtable will be February 5th at 5:30 pm.

Director Whitten asked if the Commissioners had received badges.

She stated the Commercial Vehicle subcommittee met and staff is working on those regulations. Staff is also reviewing the full regulations.

Commissioner Lora Anderson introduced herself.

Assistant Planner Driver shared the Department of Transportation denied the request to put a tree in the right-of-way at Gold Star Auto and shared information about upcoming Thompsonville projects.

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR# 1962 - 103 Phoenix Avenue** - Application for an administrative approval for Integrity Martial Arts Studio; Jonathan Metcalf, Applicant; Artioli Brothers LLC, Owner; Map 46/Lot 27; I-1 Zone

Director Whitten stated the applicant is only making interior changes.

17. APPLICATIONS TO BE RECEIVED

A. **PH# 3140 - 14 Cranbrook Blvd** - Application for a special use permit to expand non-conforming use to allow for a tow truck; Mandeep Singh, Applicant; SAM + ZAK LLC, Owner; Map 56/Lot 33; BL Zone

B. **SPR# 1962 - 103 Phoenix Avenue** - Application for an administrative approval for Integrity Martial Arts Studio; Jonathan Metcalf, Applicant; Artioli Brothers LLC, Owner; Map 46/Lot 27; I-1 Zone

18. OPPORTUNITIES/UNRESOLVED ISSUES

None

19. EXECUTIVE SESSION

None

20. 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 10:12 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary