



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

**January 22, 2026
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

<https://www.youtube.com/watch?v=zyQhTC2PMOk>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Hilinski 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, Christian D'Antonio, Joseph Mule, Walter Kruzel, Lora Rae Anderson

Absent: Francis Alaimo, Rob Anderson

Walter Kruzel was seated for Francis Alaimo.

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

4. APPROVAL OF MINUTES

A. January 8, 2026

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to approve the minutes from the January 8, 2026 meeting.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Terrence Lynch, Kenneth Hilinski, John Petronella, Christian D'Antonio, Joseph Mule, Walter Kruzel 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
Tabled

10. NEW PUBLIC HEARINGS

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

DOR: 01/08/2026; MPHOD: 03/14/2026; MPHCD: 04/18/2026

Mandeep Singh, Applicant, 14 Cranbrook Boulevard; Pindar Singh, 14 Cranbrook Boulevard; Simranpreet Kaur, 500 Cold Spring Road, Rocky Hill.

Assistant Planner Driver stated the applicant is seeking an increase in the intensity of a non-conforming use by requesting a tow truck on site. No changes are being proposed to site features.

Chair Hilinski asked how many tow trucks and for the hours of operation of the business and the towing service.

Commissioner Kruzel asked if the towing service would pick up cars from accidents.

Director Whitten asked for clarification on the vans parked at the site.

Commissioner Mule clarified that the applicant wants two trucks.

Commissioner L. Anderson asked if there is an assigned service area by AAA.

Commissioner Petronella asked where the trucks will be parked when on-site.

Ms. Kaur confirmed signage has already been ordered.

Public Participation

none

MOTION by: Walter Kruzel **seconded:** Joseph Mule to close the public hearing.

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

Commissioner Petronella clarified the site specific conditions.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve PH# 3140 with 5 site specific conditions.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Terrence Lynch, Kenneth Hilinski, John Petronella, Christian D'Antonio, Joseph Mule, Walter Kruzel 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 KSESOD Zones-**TABLED DOR: 10/23/2025; MAD: 12/27/2025**

Tabled

12. NEW BUSINESS

A. Informal - SDD# 2026-1 - Nathan Hale - 5 Taylor Road

Chris Marszalek, 115 Parsons Way, Enfield; Lorri DiBattisto, Engineer, 20 Hillyer Way, Granby.

Director Whitten reviewed the purpose of the Special Development District regulations.

Mr. Marszalek explained that he and 6 other residents purchased the Nathan Hale school and plan to develop it into a 55 and over community of about 39 residential units.

Ms. DiBattisto explained they will renovate the exterior to make the building look like it belongs in the community.

Commissioner DeGray asked about patios for the units.

Commissioner L. Anderson asked about the possibility of two bedroom units.

Commissioner D'Antonio asked about the exterior layout.

Commissioner Krusel asked if the building footprint will change.

Commissioner DeGray stated she would like to see outside amenities.

Director Whitten stated the site is a brownfield site.

The Commission agreed the concept looks good.

13. COMMISSIONER'S CORRESPONDENCE

Commissioner Mule corrected his contact information.

A. Review of By-Laws

Chair Hilinski suggested the Commission add 'Other Business' after 'New Business'.

The Commission discussed the order of agenda items and agreed to keep the existing order.

MOTION by: Linda DeGray **seconded:** Walter Krusel to add 'Other Business' to the agenda after 'New Business'.

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

14. DIRECTOR OF PLANNING REPORT

Director Whitten announced the Connecticut Federation of Planning and Zoning Agencies' annual conference will be on March 26, 2026. The Planning and Zoning meeting has been rescheduled for Wednesday, March 25, 2026.

Director Whitten reviewed the Land Use training requirements for the new commissioners. Director Whitten stated the contracted attorneys for the Liqueore 117 North road case have requested a joint executive session with the Inland Wetlands and Watercourses Agency and the Planning and Zoning Commission.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

A. **XZA# 26-01** - Text Amendment Application modifying various sections of the Enfield Zoning Regulations per PA 23-142; Town of Enfield, Applicant

B. **PH# 3141 - 1604 King Street** - Application for a special permit for excavation activities; 1604 King Street LLC, Applicant, Owner; Map 56/Lot 33; BL Zone

17. OPPORTUNITIES/UNRESOLVED ISSUES

Assistant Planner Driver announced she will be leaving her position with Enfield Planning and Zoning effective February 6, 2026 to join the Northeastern Connecticut Council of Governments.

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 8:32 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary