



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

**February 12, 2026
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

https://www.youtube.com/watch?v=4Y_s6B6VYbw

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, Kenneth Hilinski, John Petronella, Christian D'Antonio, Joseph Mule, Rob Anderson, Walter Kruzel

Absent: Terrence Lynch, Francis Alaimo, Lora Rae Anderson

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

Rob Anderson and Walter Kruzel were seated for Frank Alaimo and Terrence Lynch, respectively.

4. APPROVAL OF MINUTES

A. January 22, 2026

MOTION by: Joseph Mule **seconded:** Walter Kruzel to approve the minutes from the January 22, 2026 meeting.

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

5. TOWN ATTORNEY REPORT

A. January 27, 2026

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

A. Vote from Joint Executive Session held on February 3, 2026 at 6:00pm

Docket NO. LND_HHD_CV19-6118652-S

Planning & Zoning Commission of the Town of Enfield, Town of Enfield and Ricardo Rachele v. Joseph C. Liquore and Liquore Sand and Gravel, LLC

Chair Hilinski reviewed the proposed settlement.

Public Participation

None

Enforcement Officer Rachele reviewed the history of violations.

MOTION by: John Petronella **seconded:** Linda DeGray to approve the agreement between the Town of Enfield and Joseph C. Liquore.

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

7. PUBLIC PARTICIPATION

None

Lora Anderson joined the meeting at 7:08 pm.

8. BOND RELEASE(S)

A. PH# 3076 - 9 Hazard Avenue - Hydra East LLC

MOTION by: John Petronella **seconded:** Walter Kruzel to approve the release of the Performance Bond in the amount of \$25,000.00, Erosion and Sediment Control Bond in the amount of \$3,650.00, and Landscape Bond in the amount of \$3,018.00.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Kenneth Hilinski, John Petronella, Christian D'Antonio, Joseph Mule, Rob Anderson, Walter Kruzel 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-TABLED DOR: 10/23/2025; MPHOD: 12/27/2025; MPHCD: 01/31/2026

MOTION by: John Petronella **seconded:** Walter Kruzel to approve the application withdrawal without prejudice and to waive the application fee if the applicant reapplies.

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

10. NEW PUBLIC HEARINGS

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

DOR: 01/22/2026; MPHOD: 03/28/2026; MPHCD: 05/02/2026

Director Whitten reviewed the modifications and stated the town received a positive referral back from the Capital Region Council of Governments.

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, Kenneth Hilinski, John Petronella, Christian D'Antonio, Joseph Mule, Rob Anderson, Walter Kruzel No: None Abstain: None.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve XZA# 26-02, effective March 2, 2026, with the finding that the amendments are consistent with the Plan of Conservation and Development.

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

B. **PH# 3141 - 1604 King Street** - Application for a special permit for excavation activities; 1604 King Street LLC, Applicant, Owner; Map 56/Lot 33; I-1 Zone

DOR: 01/22/2026; MPHOD: 03/28/2026; MPHCD: 05/02/2026

Andrew Quirk, Professional Engineer, Kratzert, Jones & Associates, Inc, 1755 Meriden-Waterbury Turnpike, Milldale; Bryan Fairclough, Owner, 1604 King Street, LLC, 95 Day Street, Newington.

PE Quirk reviewed the site and excavation activities.

Director Whitten stated all department comments have been addressed and reviewed the site specific conditions.

Commissioner DeGray clarified what was completed before the Cease and Desist order.

Commissioner R. Anderson clarified the entrance property.

Public Participation

None

MOTION by: Linda DeGray **seconded:** Christian D'Antonio to close the public hearing.

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

MOTION by: John Petronella **seconded:** Walter Kruzel to approve PH# 3141 application for a special permit for excavation activities with 28 conditions.

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

Timothy Snelgrove, Applicant, 1695 King Street.

MOTION by: Linda DeGray **seconded:** Walter Kruzel to take SPR# 1959 off the table.

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

Enforcement Officer Rachele reviewed violations and Cease and Desist orders. He stated the building does not have a Certificate of Occupancy.

Mr. Snelgrove reviewed the business practices and discussed corner lot regulations.

Director Whitten clarified the application needs to be voted on tonight due to the statutes.

Commissioner DeGray asked when the building permit had been approved.

Commissioner D'Antonio clarified the application is only for the storage container.

Enforcement Officer Rachele reviewed the original building permit and pictures of the sign violations.

Commissioner Petronella suggested reapplying as the best path forward.

Director Whitten read section 3.30.14.E.

MOTION by: Linda DeGray **seconded:** Walter Kruzel to approve SPR# 1959 request for a long-term storage container.

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

Chair Hilinski denied without prejudice due to zoning regulation violations

Commissioner D'Antonio denied without prejudice due to not meeting sideyard setbacks

Commissioner DeGray denied without prejudice due to not meeting zoning regulations

Commissioner Mule denied without prejudice due to not meeting regulations

Commissioner Kruzel denied without prejudice due to reasons previously stated.

Commissioner Anderson denied without prejudice due to reasons previously stated.

Commissioner Petronella denied without prejudice due to reasons previously stated.

12. NEW BUSINESS

13. COMMISSIONER'S CORRESPONDENCE

A. Final Approval of Bylaws

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the bylaws dated February 12, 2026.

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

14. DIRECTOR OF PLANNING REPORT

Director Whitten shared the CT Federation of Planning Banquet is on March 26, 2026.

Commissioner D'Antonio and Commissioner L. Anderson agreed to be the representatives for the Capitol Region Council of Governments.

Director Whitten shared information on the CRCOG presentation for March 5- Special Session Public Act 25-1: An Act concerning Housing Growth.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3142MA - 242 Brainard Rd** - Application for a zone change from MFHD to R-44; Mannarino Builders, Inc., Applicant, Owner; Map 62/Lot 319; MFHD Zone

B. **PH# 3143ZA** - Application for a text amendment to modify the Senior Residential Development regulation under Section 4.40.4 of the Enfield CT Zoning Regulations; Mannarino Builders, Inc., Applicant

C. **PH# 3144- 242 Brainard Rd** - Application for a site plan/special permit modification from Large Flexible Multi-Family Housing to a Senior Residential Housing Development; Mannarino Builders, Applicant/Owner; Map 62/Lot 319; MFHD Zone

D. **PH# 3145 - 83 First Avenue** - Special Permit application to allow excavation activities for the required restoration of Grape Brook; David Stoll, Applicant; Omadai Zander, Owner; Map 36/Lot 313; R-33 Zone

E. **FLD# 48 - 83 First Avenue** - Application for a special flood hazard permit for restoration activities of Grape Brook; David Stoll, Applicant; Omadai Zander, Owner; Map 36/Lot 313; R-33 Zone

17. OPPORTUNITIES/UNRESOLVED ISSUES

Commissioner DeGray asked about the CT conference of municipalities.

Commissioner Anderson asked about the pothole at the mall.

18. EXECUTIVE SESSION

Nne

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 8:17 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary