



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

February 26, 2026

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

<https://www.youtube.com/watch?v=S4lqgGuMTj0>

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

Absent: Terrence Lynch, John Petronella, Francis Alaimo

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

Rob Anderson, Walter Kruzel, and Lora Anderson were seated for Terrence Lynch, John Petronella, and Francis Alaimo.

4. APPROVAL OF MINUTES

A. February 12, 2026

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from the February 12, 2026 meeting.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Kenneth Hilinski, Christian D'Antonio, Joseph Mule, Lora Rae Anderson, Rob Anderson, 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

None

10. NEW PUBLIC HEARINGS

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

DOR: 2/12/2026; MPHOD: 4/18/2026; MPHCD: 5/23/2026

Dana Steele, Professional Engineer, JR Russo and Associates, 1 Shoham Road, East Windsor; Robert Mannarino, Applicant/Owner, Mannarino Builders, Inc., 400 Chapel Road, South Windsor.

PE Steele reviewed the site history and requested to change the zone back to what it was.

Public Participation

None

MOTION by: Linda DeGray **seconded:** Walter Kruzel to table PH#3142MA.

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

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

DOR: 2/12/2026; MPHOD: 4/18/2026; MPHCD: 5/23/2026

Dana Steele, Professional Engineer, JR Russo and Associates, 1 Shoham Road, East Windsor; Robert Mannarino, Applicant/Owner, Mannarino Builders, Inc., 400 Chapel Road, South Windsor.

PE Steele presented the proposed amendment to the regulations.

Director Whitten clarified the developments are nearly identical.

Commissioner L. Anderson asked if the change in separation distance would be possible without an amendment.

Public Participation

None

MOTION by: Linda DeGray **seconded:** Christian D'Antonio to table PH#3143ZA.

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

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

DOR: 2/12/2026; MPHOD: 4/18/2026; MPHCD: 5/23/2026

Dana Steele, Professional Engineer, JR Russo and Associates, 1 Shoham Road, East Windsor;
Robert Mannarino, Applicant/Owner, Mannarino Builders, Inc., 400 Chapel Road, South Windsor.

PE Steele reviewed the site plan and phasing and requested two signs and 3 bay garages.

Mr. Mannarino reviewed the models being offered.

Director Whitten reviewed the signage regulation.

Commissioner DeGray asked if the homes will have sheds.

Commissioner D'Antonio stated he supported standardizing the setbacks.

Commissioner L. Anderson asked about landscaping.

Commissioner Kruzel clarified the site map.

Director Whitten asked about the management plan.

Public Participation

None

MOTION by: Linda DeGray **seconded:** Joseph Mule to table PH#3144.

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

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

DOR: 2/12/2026; MPHOD: 4/18/2026; MPHCD: 5/23/2026

Director Whitten stated the application is considered "un-received" and will be kept on hold until received.

11. OLD BUSINESS

None

12. NEW BUSINESS

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

DOR: 2/26/2026; MAD: 06/02/2026

Tabled

13. OTHER BUSINESS

None

14. COMMISSIONER'S CORRESPONDENCE

None

15. DIRECTOR OF PLANNING REPORT

Director Whitten requested RSVPs for the CT Federation of Planning and Zoning Agencies meeting.

Director Whitten confirmed the Commission received the final bylaws.

Director Whitten stated interviews for the Assistant Planner position will take place on Monday, March 2.

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

17. APPLICATIONS TO BE RECEIVED

A. **SPR# 1963 - 7 Taylor Road** - Application for a change of use to Veterinary office under Section 5.20; Selective Development Companies, LLC, Applicant; Scitico Professional Realty, Owner; Map 113/Lot 347; BL Zone

B. **PH# 3146 - 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

18. OPPORTUNITIES/UNRESOLVED ISSUES

None

19. EXECUTIVE SESSION

None

20. ADJOURNMENT

MOTION by: Walter Kruzel **seconded:** Joseph Mule

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:16 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary