



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

March 12, 2026

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

<https://www.youtube.com/watch?v=OfaE5-Be5IU>

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

Absent: John Petronella, Francis Alaimo, Lora Rae Anderson

Also present was Director of Planning, Laurie Whitten.

Rob Anderson and Walter Kruzel were seated for John Petronella and Francis Alaimo.

4. APPROVAL OF MINUTES

A. February 26, 2026

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from the February 26, 2026 meeting.

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

5. TOWN ATTORNEY REPORT

A. March 2, 2026

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. CONTINUED 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-**TABLED**

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

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to take PH# 3142MA off the table.

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

Robert Mannarino, Applicant/Owner, Mannarino Builders, Inc., 400 Chapel Road, South Windsor.

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

MOTION by: Linda DeGray **seconded:** Walter Kruzel to approve PH# 3142MA for a zone change from Multi Family Housing District (MFHD) to Residential 44 (R-44) with the finding that it is consistent with the Plan of Conservation and Development. The revised zoning map shall be effective two weeks after the legal ad is posted in the local newspaper.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Terrence Lynch, Kenneth Hilinski, Christian D'Antonio, Joseph Mule, 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-**TABLED**

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

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to take PH# 3143ZA off the table.

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

Robert Mannarino, Applicant/Owner, Mannarino Builders, Inc., 400 Chapel Road, South Windsor.

Mr. Mannarino confirmed the side property line distance.

Public Participation

None

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to close the public hearing.

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

MOTION by: Linda DeGray **seconded:** Walter Kruzel to approve PH# 3143ZA application for a text amendment within section 4.40.1 to allow the same similar setbacks between units and property lines as with Section 4.70.6 MFHD Development with the finding that it is consistent with the Plan of Conservation and Development. Effective March 14, 2026.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Terrence Lynch, Kenneth Hilinski, Christian D'Antonio, Joseph Mule, 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-**TABLED**

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

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to take PH #3143ZA off the table.

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

Robert Mannarino, Applicant/Owner, Mannarino Builders, Inc., 400 Chapel Road, South Windsor.

Commissioner DeGray confirmed the development will not contain fences or playscapes.

The Commission agreed to remove the maximum footprint size site specific condition.

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

MOTION by: Linda DeGray **seconded:** Walter Kruzel to approve PH# 3144 with 33 conditions as amended.

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

10. NEW PUBLIC HEARINGS

A. **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
DOR: 2/26/2026; MPHOD: 5/2/2026; MPHCD: 6/6/2026

11. OLD 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: 2/12/2026; MAD: 04/18/2026

12. NEW BUSINESS

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
DOR: 2/26/2026; MAD: 6/2/2026

Dana Warren, DKW Architecture 270 Bellevue Avenue, Newport, Rhode Island.

Architect Warren presented site plans for a veterinary office.

Commissioner Gray asked how many vets would be in the office.

Director Whitten reviewed parking and the site specific condition.

Commissioner Kruzel clarified the lot address.

Commissioner Lora Anderson joined the meeting.

MOTION by: Linda DeGray **seconded:** Walter Kruzel to approve SPR# 1963 application for a change of use to Veterinary office with one site specific condition.

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

13. OTHER BUSINESS

None

14. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio reviewed the Regional Planning Commission meeting.

15. DIRECTOR OF PLANNING REPORT

Director Whitten asked the Commission to share their thoughts on allowing motor vehicle repair in the industrial zone as an accessory use and as a stand-alone use.

Director Whitten shared the department has hired a new Assistant Planner to start on April 6, 2026.

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

17. APPLICATIONS TO BE RECEIVED

None

18. OPPORTUNITIES/UNRESOLVED ISSUES

None

19. EXECUTIVE SESSION

None

20. ADJOURNMENT

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to adjourn.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:04 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary