



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

March 25, 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, John Petronella, Christian D'Antonio, Joseph Mule, Rob Anderson, Walter Kruzel

Absent: Francis Alaimo, Lora Rae Anderson

Also present were Director of Planning, Laurie Whitten; and Assistant Planner, Stephen Hiney.

Rob Anderson was seated for Francis Alaimo.

4. APPROVAL OF MINUTES

A. March 12, 2026

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to approve the minutes from the March 12, 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, Rob Anderson No: None Abstain: None.

Commission DeGray stated her name was misspelled on page 4, line 7.

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# 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

10. NEW PUBLIC HEARINGS

None

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. Consideration of quick fix text amendments and consideration of new texts and clarifications

1. Section 4.80 - Lake Overlay District - Clarification of location for accessory structures
2. Issue on non enclosed decks considered part of building coverage
3. Section 4.10.2 - Cellars and Foundations - consideration of elimination of the section, with new requirements for finished surfaces around the house
4. Consideration of allowing LED lit changeable messaging boards for Municipal public announcements, information and services

Director Whitten reviewed the 3.30.7. villi of the Lake Overlay District.

The Commission reached a consensus that there should be no accessory structures between the house and the lake.

Director Whitten reviewed the wording on non-enclosed decks considered part of the building coverage.

The Commission agreed pervious decks and porches should not count toward coverage.

Director Whitten confirmed the Commission agreed on the wording for home without a cellar.

The Commission discussed clarifying that there must be something between the grade and the structure.

Director Whitten reviewed considerations of LED signs.

The Commission agreed that they would like staff to conduct further research.

13. OTHER BUSINESS

None

14. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio shared the CT Municipal Development Authority approved its first loan for the North River Street development.

The Commission reached a consensus to consider a text amendment to allow a sign at each entrance of a development.

15. DIRECTOR OF PLANNING REPORT

Director Whitten stated the CT Federation of Planning and Zoning meeting is tomorrow night.

The new hire is starting on April 6th.

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

17. APPLICATIONS TO BE RECEIVED

A. **PH# 3147 – 100 Bright Meadow Blvd** – Application to Subdivide Subject Properties into 8 Lots; 100 Bright Meadow Associates LLC, Applicant/ Owner; Map 35/Lot 44; SDD Zone
DOR: 3/25/2026; MPHOD: 5/29/2026; MPHCD: 7/3/2026

B. **SPR# 1964 -100 Print Shop Road** - Application to modify a previously approved warehouse distribution facility; Adam Winstanley, PPF WE 100 PRINT SHOP ROAD LLC, Applicant/Owner; Map 99/Lot 15; I-1 Zone
DOR: 3/25/2026; MAD: 5/29/2026

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 8:04 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary