



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

April 9, 2026

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

<https://www.youtube.com/watch?v=wmBwDwWW234>

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

Absent:

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

4. APPROVAL OF MINUTES

A. March 25, 2026

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to approve the minutes from the March 25, 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
No: None Abstain: Francis Alaimo.

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

MOTION by: Linda DeGray **seconded:** Joseph Mule to keep PH# 3146 on the table.

UPON A ROLL CALL VOTE, the Chair declared the motion failed. Yes: Linda DeGray, Joseph Mule No: Kenneth Hilinski, Christian D'Antonio, Francis Alaimo, John Petronella, Terrence Lynch Abstain: None.

MOTION by: Terrence Lynch **seconded:** Linda DeGray to take PH# 3146 off the table.

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

Jose Cabrera, Applicant, 22 Forest Street, Providence, Rhode Island; Otilia Sterling, Professional Interpreter, In First Person Interpreting, LLC, 54 Bridge Lane.

Director Whitten reviewed the application history and applicable regulations.

Commissioner DeGray asked for clarification on the chosen regulation.

Commissioner Alaimo confirmed the date of the Staff Report.

Commissioner D'Antonio confirmed the applicant would be okay with 2 bedrooms.

Commissioner R. Anderson asked about the width of the driveway.

Director Whitten explained how parking is calculated.

Commissioner Alaimo confirmed the driveway setback.

Commissioner Petronella asked about basement access.

Public Participation

Freddy Irizarry, 7 Harris Street. Mr. Irizarry expressed concerns about the survey and property lines.

Chair Hilinski reviewed what the Commission wants to see updated.

MOTION by: Francis Alaimo **seconded:** Linda DeGray to table PH# 3146.

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

10. NEW PUBLIC HEARINGS

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

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks; Kenneth Mita, 361 Charles Drive, Cheshire; Anthony Massimino, 2455 Boston Post Road, Guilford. Attorney Landolina reviewed the site plans, proposed subdivisions, and proposed open space.

Assistant Planner Hiney reviewed the application and discussed open space regulations. Commissioner D'Antonio asked about the intention of the conservation covenant.

Public Participation

None

The Commission reached consensus regarding the conservation covenant.

MOTION by: Terrence Lynch **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, Francis Alaimo, Christian D'Antonio, Joseph Mule No: None Abstain: None.

MOTION by: John Petronella **seconded:** Terrence Lynch to waive section 3.0 of the subdivision regulations based on the finding that the waiver will not have an adverse effect on public health and safety, the waiver is not in conflict with the Plan of Conservation and Development, and as part of a Special Development District, a subsequent application will be filed with more detailed engineering for approval.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Terrence Lynch, Kenneth Hilinski, John Petronella, Francis Alaimo, Christian D'Antonio, Joseph Mule No: None Abstain: None.

MOTION by: John Petronella **seconded:** Joseph Mule to waive section 5f of the subdivision regulations based on the finding that as part of a Special Development District, a subsequent application will be filed with more detailed engineering for approval.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Terrence Lynch, Kenneth Hilinski, John Petronella, Francis Alaimo, Christian D'Antonio, Joseph Mule No: None Abstain: None.

MOTION by: John Petronella **seconded:** Joseph Mule to waive section 4H of the subdivision regulations based on the finding that no public improvements are required.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Terrence Lynch, Kenneth Hilinski, John Petronella, Francis Alaimo, Christian D'Antonio, Joseph Mule No: None Abstain: None.

MOTION by: John Petronella **seconded:** Joseph Mule to waive page 30 of the subdivision regulations based on the finding that as part of a Special Development District, a subsequent

application will be filed with more detailed engineering for approval.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Terrence Lynch, Kenneth Hilinski, John Petronella, Francis Alaimo, Christian D'Antonio, Joseph Mule No: None Abstain: None.

MOTION by: John Petronella **seconded:** Terrence Lynch to approve PH# 3147 application to subdivide subject properties into 8 lots based on the plans of record dated received 3/19/26 with the 2 additional conditions of the zoning compliance table on the plans will match the SDD table and the restrictive covenant transfers no property to the town.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Terrence Lynch, Kenneth Hilinski, John Petronella, Francis Alaimo, Christian D'Antonio, Joseph Mule No: None Abstain: 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

MOTION by: Linda DeGray **seconded:** Christian D'Antonio to deny FLD# 48 without prejudice.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Terrence Lynch, Kenneth Hilinski, John Petronella, Francis Alaimo, Christian D'Antonio, Joseph Mule No: None Abstain: None.

12. NEW BUSINESS

A. **SPR# 1964 - 100 Print Shop Road** - Application for improvements to parking, circulation, loading, building size reduction and other associated improvements; PPF WE 100 PRINT SHOP ROAD LLC, Applicant/Owner; Map 99/Lot 15; I-1 Zone

DOR: 3/25/2026; MAD: 5/29/2026

James Petropulos, Professional Engineer, IMEG Consulting Corp, 3 Congress St, Nashua New Hampshire; Valerie Ferro, Good Earth Advisors, Po Box 159, Avon.

Ms. Ferro reviewed the site history and proposed improvements.

PE Petropulos reviewed parking and circulation improvements.

Commissioner Alaimo asked about the catch basins.

13. OTHER BUSINESS

None

14. COMMISSIONER'S CORRESPONDENCE

Commissioner Alaimio shared his thoughts on the slab house.

Commissioner DeGray shared the Economic Development Committee is hoping to kick off Restaurant Week in October.

Commissioner D'Antonio asked if there were any updates on the mall.

Commissioner Mule shared he was disappointed with the lack of answers at the Correspondence dinner.

15. DIRECTOR OF PLANNING REPORT

Director Whitten shared that staff is working on going through the Housing bill.

Director Whitten shared the new Assistant Planner, Jeffrey Arigoni, started this week.

Land use training will be at the end of the month.

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

17. APPLICATIONS TO BE RECEIVED

A. **SPR# 1965 - 1561 King Steet** - Administrative approval for modification of PH# 3128 incorporating CTDOT requirements and relocate drainage pipe; Global Development LLC, Applicant; Alaimo Family LLC, Owner; Map 17/Lot 40; BG Zone

18. OPPORTUNITIES/UNRESOLVED ISSUES

19. EXECUTIVE SESSION

20. ADJOURNMENT

MOTION by: Walter Kruel **seconded:** Joseph Mule to adjourn.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 9:35 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary