



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

April 23, 2026

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

https://www.youtube.com/watch?v=4U_zGRe1oml

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Acting Chair DeGray called the meeting to order at 7:00 pm.

2. FIRE EVACUATION ANNOUNCEMENT

Announced.

3. ROLL CALL

Present: Linda DeGray, John Petronella, Joseph Mule, Lora Rae Anderson, Rob Anderson, Walter Kruzel

Absent: Terrence Lynch, Kenneth Hilinski, Francis Alaimo, Christian D'Antonio

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

Lora Rae Anderson, Rob Anderson, and Walter Kruzel were seated for the absent Commissioners.

4. APPROVAL OF MINUTES

A. April 9, 2026

MOTION by: Joseph Mule **seconded:** Walter Kruzel to approve the minutes from the April 9, 2026 meeting.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Linda DeGray, John Petronella, Joseph Mule, Lora Rae Anderson, Rob Anderson, Walter Kruzel No: None Abstain: None.

5. TOWN ATTORNEY REPORT

A. April 7, 2026

Received.

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

Tabled

10. NEW PUBLIC HEARINGS

11. OLD 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

Valerie Ferro, Good Earth Advisors, PO Box 159, Avon. Tom Zajac, Civil Engineer, Hayner Swanson IMEG, 3 Congress St, Nashua New Hampshire; Linda Costanzo, Senior Vice President Asset Management, Winstanley Enterprises, 150 Baker Avenue, Concord, MA. Ms. Ferro addressed departmental comments.

Director Whitten confirmed the applicants received approval on their Wetlands application.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve SPR#1964 application for improvements to parking, circulation, loading, building size reduction, and other associated improvements with 23 conditions.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, John Petronella, Joseph Mule, Lora Rae Anderson, Rob Anderson, Walter Kruzel No: None Abstain: None.

12. NEW BUSINESS

A. **SPR# 1876 - 32 Bacon Road** - Site Plan/Building Permit Extension Request

Mark Oneill, Hamlet Homes LLC, 82 Juniper Lane, Windsor Locks.

Director Whitten reviewed the original approval details.

Commissioner Petronella clarified the dates.

MOTION by: John Petronella **seconded:** Joseph Mule to approve SPR# 1876 site plan/building permit extension request.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, John Petronella, Joseph Mule, Lora Rae Anderson, Rob Anderson, Walter Kruzel No: None Abstain: None.

13. OTHER BUSINESS

None

14. COMMISSIONER'S CORRESPONDENCE

Commissioner Mule shared he participated in a webinar about the housing bill and received no helpful answers.

15. DIRECTOR OF PLANNING REPORT

Director Whitten shared there is only one application to be received.

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

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

The Commission reached consensus agreeing to the administrative approval.

17. APPLICATIONS TO BE RECEIVED

PH# 3148 - 2 Dale Rd - Application for a Special Use Permit to expand the existing non-conforming structure and construct ±856SF addition to the home; Nicole Campisi + Alex Colon, Owner/Applicant; Map66/Lot 376; R-33 Zone

DOR: 4/23/2026; MPHOD: 6/27/2026; MPHCD: 8/1/2026

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 7:40 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary