



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

May 14, 2026

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

<https://www.youtube.com/watch?v=h9QCxVAqIFc>

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; Assistant Planner, Stephen Hiney; and Recording Secretary, Dorey Marinone.

Rob Anderson was seated for Francis Alaimo.

4. APPROVAL OF MINUTES

A. April 23, 2026

MOTION by: Linda DeGray **seconded:** Joseph Mule to approve the minutes from the April 23, 2026 meeting.

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

B. April 28, 2026 - Special Meeting

MOTION by: Joseph Mule **seconded:** Linda DeGray to approve the minutes from the April 28, 2026 special meeting.

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

5. TOWN ATTORNEY REPORT

A. April 28, 2026

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

Commissioner Lora Anderson joined the meeting at 7:03 pm.

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

A. **Bond Release Request** - PH# 3057 and PH# 3104 - 98 Elm Street

Director Whitten stated the site is complete with no issues.

Commissioner DeGray confirmed the lettering was removed from the building mural.

MOTION by: John Petronella **seconded:** Joseph Mule to approve the bond release request for PH# 3057 and PH# 3104.

UPON A ROLL CALL 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.

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

Jose Cabrera, Applicant, 22 Forest Street, Providence, Rhode Island; Alejandro Moseley, Professional Interpreter, 840 Long Hill Road, Middletown.

MOTION by: Linda DeGray **seconded:** Terrence Lynch 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, Christian D'Antonio, Joseph Mule, Rob Anderson No: None Abstain: None.

Mr. Cabrerra reviewed the updates made to the site plan.

Commissioner DeGray confirmed the size of the front driveway.

Director Whitten stated staff is satisfied with the application.

Director Whitten read into the record a letter from Fred Irizarry regarding the survey and she read the surveyor's response. Staff confirmed the survey is an A-2 survey.

Commissioner DeGray asked about a barrier between the parking space and the house.

Commissioner Petronella asked how the cars would pass within the driveway.

Commissioner Mule confirmed the movement of vehicles is not under the Commission's

jurisdiction.

Commissioner DeGray reviewed property line distances.

Director Whitten clarified street parking is also allowed.

Public Participation

Fred Irizarry, 7 Harris St - Mr. Irizarry shared concerns about the property lines and fencing.

MOTION by: Linda DeGray **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, Christian D'Antonio, Joseph Mule, Rob Anderson No: None Abstain: None.

MOTION by: John Petronella **seconded:** Linda DeGray to approve PH# 3146.

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

Commissioner DeGray stated she voted no because of safety issues with a car parked close to the living area.

Commissioner Anderson stated he voted no because of the parking issues.

Commissioner Petronella stated he voted no because of safety and parking requirements.

10. NEW PUBLIC HEARINGS

A. **PH# 3148 – 2 Dale Road** - Application for a Special Use Permit to expand the existing non-conforming structure and construct ±856SF addition to the home; Nicole Campisi + Axel Colon, Owner/Applicant; Map 66/Lot 376; R-33 Zone

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

Nicole Campisi, Owner, 2 Dale Road; Axel Colon, Owner, 2 Dale Road.

Ms. Campisi explained they want to build a garage and keep it in-line with the house.

Assistant Planner Hiney explained the garage will encroach into the front yard setback. He stated there are no departmental concerns.

Commissioner DeGray confirmed the property was conforming before being rezoned.

Commissioner Petronella clarified the side yard setback.

MOTION by: Linda DeGray **seconded:** Terrence Lynch 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, Christian D'Antonio, Joseph Mule, Rob Anderson No: None Abstain: None.

MOTION by: John Petronella **seconded:** Joseph Mule to approve PH# 3148 with the finding that this is consistent with the Plan of Conservation and Development.

UPON A ROLL CALL 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.

11. OLD BUSINESS

None

12. NEW BUSINESS

A. **8-24 Referral** - Sale of Lot 29 Main Street to DOT for parking lot associated with new train station.

Director Whitten explained the purpose of the sale is to create additional parking for the new train station.

Commissioner D'Antonio explained that effective transit-oriented developments need people close to the transit and decreased parking.

MOTION by: John Petronella **seconded:** Terrence Lynch to send a positive referral to the Town Council as the sale will advance the success of the train station.

UPON A ROLL CALL 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.

MOTION by: Linda DeGray **seconded:** Christian D'Antonio to move agenda item 12C to the next agenda item.

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.

B. Discussion on possible text amendments

A. Section 3.30.1.viii - Accessory Buildings

B. Section 4.80 - Special provisions for the Lake Overlay District

C. Definition changes regarding coverage

1. #3 - Accessory building or use
2. #34 - Coverage
3. #67 - Lot coverage
4. #17 - Building

Director Whitten requested to table the discussion on accessory buildings while staff conducts further research. She discussed wording and special permits within the Lake Overlay District.

C. Request for informal discussion regarding a possible text change to increase the building coverage in the IP zone

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks; Tim Coon, Professional Engineer, JR Russo and Associates, 1 Shoham Road, East Windsor; Cliff Chapman, Owner, 176 South Road.

Attorney Landolina discussed the IP (Industrial Park) zone, including building coverage and impervious coverage.

Commissioner L. Anderson stated she would appreciate learning more about the Wetlands Commission opinion.

The Commission reached consensus that they are willing to consider a possible text change with more research and information.

13. OTHER BUSINESS

A. Request for Permit Extension - SPR# 1938 - Shaker Road & N Maple Street - Self-Storage Facility

Assistant Planner Hiney read into record a letter from the applicant requesting a one year extension.

MOTION by: Linda DeGray **seconded:** Joseph Mule to extend SPR# 1938 for one year to obtain the building permit to June 13th, 2027 and the completion of construction to June 13th, 2030.

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.

B. Request for Permit Extension - SPR# 1927 - 210 Moody Road Lot 3 - Storage Buildings
Director Whitten read into the record a letter from the applicant. She stated the applicant is requesting a two year extension.

MOTION by: Linda DeGray **seconded:** Terrence Lynch to extend SPR# 1927 for two years.

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.

14. COMMISSIONER'S CORRESPONDENCE

None

15. DIRECTOR OF PLANNING REPORT

Director Whitten shared Assistant Planner Arigoni will be attending the Connecticut Association of Zoning Enforcement Officials trailing next week.

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

17. APPLICATIONS TO BE RECEIVED

A. **SPR# 1966 - 809 Enfield Street** - Application for modification of PH# 3084 for two temporary storage containers ; GJWSJ, LLC, Applicant/Owner; Map 29/Lot 72; BG Zone
DOR: 5/4/2026; MAD: 7/8/2026

B. **PH# 3149ZA** - Application for text amendment to section 6.20 Use Requirements to allow motor vehicle repair garages and body shops in the I1 zone under specific conditions. Amazon.com Services LLC, Owner/Applicant; Map 94/Lot 65; I1 Zone.

18. OPPORTUNITIES/UNRESOLVED ISSUES

Commissioner L. Anderson stated she will be at a traffic conference in June.

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 9:22 pm.

Respectfully submitted,

John Petronella

Dorey Marinone

Secretary

Recording Secretary