



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

May 28, 2026

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

https://www.youtube.com/watch?v=UsrhUk_AV0Q

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Ken Hilinski called the meeting to order at 7:00 pm.

2. FIRE EVACUATION ANNOUNCEMENT

Announced.

3. ROLL CALL

Present: Kenneth Hilinski, Christian D'Antonio, Linda DeGray, Terrence Lynch, Joseph Mule, Rob Anderson, Walter Kruzel

Absent: John Petronella, Francis Alaimo, Lora Anderson

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

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

4. APPROVAL OF MINUTES

A. May 14, 2026

MOTION by: Linda DeGray **seconded:** Joseph Mule to approve the minutes from the May 14, 2026 meeting.

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

Commissioner D'Antonio corrected a typo in the Director of Planning report: *trailing* should read *training*.

MOTION by: Linda DeGray **seconded:** Terrence Lynch to move agenda item 12A to after agenda item 10.

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

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

None

10. NEW PUBLIC HEARINGS

A. **PH# 3149ZA** - Application for text amendment to section 6.20 Use Requirements to allow motor vehicle repair garages and body shops in the I-1 zone under specific conditions. Amazon.com Services LLC, Owner/Applicant; Map 94/Lot 65; I-1 Zone - **TO BE HEARD ON 6/25/2026**

12. NEW BUSINESS

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: 5/14/2026; MAD: 7/18/2026

Gary Rome, Owner, Gary Rome Kia, 809 Enfield Street; Steve Liptak, Manager, Gary Rome Kia, 809 Enfield Street; Dana Steele, Professional Engineer, JR Russo and Associates, 1 Shoham Road, East Windsor.

Assistant Planner Hiney explained the storage containers are in violation and the applicable regulations.

Commissioner DeGray asked when the applicant expects to being construction on the new dealership.

Chair Hilinski asked about the gap in the screening.

Commissioner DeGray asked for clarification on how this application differed from the King Street application.

MOTION by: Linda DeGray **seconded:** Joseph Mule to table SPR# 1966 to June 11, 2026.

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

11. OLD BUSINESS

A. Discussion on possible text amendments

1. Section 4.80 - Special provisions for the Lake Overlay District
2. Section 3.30.1.viii - Accessory Buildings/Definition changes regarding coverage
 - a. #3 - Accessory building or use
 - b. #34 - Coverage
 - c. #67 - Lot coverage
 - d. #17 - Building

Assistant Planner Hiney discussed special provision for the lake overlay district, including the acronym LFOD (Lake Front Overlay District). He suggested incorporating the Accessory Buildings section into the Lakefront section.

MOTION by: Linda DeGray **seconded:** Walter Kruzel to have an informal discussion about SPR# 1966.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: None
No: None Abstain: None.

13. OTHER BUSINESS

MOTION by: Linda DeGray **seconded:** Terrence Lynch to take SPR# 1966 from the table.

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

The applicant stated they are willing to move the containers to be compliant.

MOTION by: Linda DeGray **seconded:** Walter Kruzel to approve SPR# 1966 with two site specific conditions.

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

14. COMMISSIONER'S CORRESPONDENCE

Commissioner Kruzel called attention to a sign in disrepair on Hazard Avenue.

15. DIRECTOR OF PLANNING REPORT

None

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

17. APPLICATIONS TO BE RECEIVED

PH# 3150 – 141 Hazard Ave – Application for Special Use Permit for Childcare Center;
Jennie Rinaldi, Applicant, Harshi Panchal Investments LLC, Owner; Map 65/Lot 2; BP Zone
DOR: 05/28/2026; MPHOD: 08/01/2026; MPHCD: 09/05/2026

18. OPPORTUNITIES/UNRESOLVED ISSUES

None

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 8:08 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary