



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

June 10, 2026

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

<https://www.youtube.com/watch?v=jG3ODcbZJqE>

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

Absent: Francis Alaimo, Lora Anderson

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

Walter Kruzel was seated for Francis Alaimo.

4. APPROVAL OF MINUTES

A. May 28, 2026

MOTION by: Linda DeGray **seconded:** Walter Kruzel to approve the minutes from the May
28, 2026 meeting.

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

5. TOWN ATTORNEY REPORT

A. May 27, 2026

Received.

MOTION by: Linda DeGray **seconded:** Walter Kruzel to move agenda item 7 to after item
5A and to move agenda item 10 to follow item 7.

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

6. ZONING ENFORCEMENT OFFICER'S REPORT

A. May 28, 2026

Enforcement Officer Rachele shared the report from January to May with 42 total violations.

Commissioner DeGray asked for an update on Yankee Casting.

The Commission discussed clothing donation drop boxes.

Commissioner Mule asked for an update on Snelgrove.

Commissioner DeGray asked for an update on Peerless Way.

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. CONTINUED PUBLIC HEARINGS

None

10. NEW PUBLIC HEARINGS

A. **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

Jennie Rinaldi, Applicant, 141 Hazard Ave.

Commissioner DeGray asked if there is enough outdoor space for a childcare center.

Chair Hilinski ask where the outside play area would be located.

Director Whitten stated the C buffer would apply to the rear and the dumpster will need a proper pad and fencing.

Commissioner Petronella asked if the Commission was receiving a landscape plan.

The Commission discussed the conditions of approval.

Public Participation

None

MOTION by: Walter Kruzel **seconded:** Joseph Mule to close the public hearing.

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

MOTION by: John Petronella **seconded:** Walter Kruzel to approve the waiver of a C Buffer requirement.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Kenneth Hilinski, Christian D'Antonio, Linda DeGray, John Petronella, Terrence Lynch, Joseph Mule, Walter

Kruzel No: None Abstain: None.

MOTION by: John Petronella **seconded:** Joseph Mule to approve PH# 3150 with 19 conditions and the added condition of a detailed landscape plan that shall be submitted for final approval.

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

B. **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**

11. OLD BUSINESS

12. NEW BUSINESS

A. Section 4.80 - Special Provisions related to the Lake Front Overlay District

Director Whitten reviewed the block face definition and edits to Section 4.80.

B. Review of Business Section of Zoning Regulations

Director Whitten reviewed edits to the Business Section.

Assistant Planner Hiney reviewed edits to the Use Table and Footnotes.

The Commission discussed outdoor seating at restaurants and outdoor storage.

Commissioner D'Antonio encouraged the consideration of ways to encourage adaptive reuse.

13. OTHER BUSINESS

A. **Request for permit extension** - 11 Pearl St - PH# 3009 for mixed-use residential and commercial

Director Whitten read into the record an email from Patrick Tallarita.

Commissioner DeGray clarified how many extensions can be granted.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve a 5 year extension.

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

14. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio shared information from the Regional Planning Commission meeting regarding the warehouse study.

Commissioner DeGray shared that the Economic Development committee is finalizing plans for Restaurant Week.

15. DIRECTOR OF PLANNING REPORT

Director Whitten stated the town was part of the warehouse study.

The department is working on studies to find out the required growth areas in accordance with the housing bill.

The commercial vehicle sub-committee met today.

The Planning and Zoning Department received approval to hire an additional full-time enforcement officer.

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR# 1967 - 442 Enfield Street** - Application to change from residential to office use; The Network Against Domestic Abuse, Inc, Applicant; Thi No Pham, Owner; Map33/Lot 161; BL Zone

Enforcement Officer Rachele stated the site was previously approved for apartments above the business. The applicant wants to change it to office space, which would bring the site more into conformity.

B. **XSP# 26-01 - 40 Moody Road** - Modification of previously approved Site Plan XSU 23-01 for new fuel station; Town of Enfield, Applicant/Owner; Map 75/Lot 103; I-1 Zone

Enforcement Officer Rachele stated the applicant is reducing the size and quantity of above-ground tanks.

17. APPLICATIONS TO BE RECEIVED

A. **SPR# 1967 - 442 Enfield Street** - Application to change from residential to office use; The Network Against Domestic Abuse, Inc, Applicant; Thi No Pham, Owner; Map33/Lot 161; BL Zone

B. **XSP# 26-01 - 40 Moody Road** - Modification of previously approved Site Plan XSU 23-01 for new fuel station; Town of Enfield, Applicant/Owner; Map 75/Lot 103; I-1 Zone

18. OPPORTUNITIES/UNRESOLVED ISSUES

19. EXECUTIVE SESSION

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 9:47 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary