



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

June 25, 2026

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

<https://www.youtube.com/watch?v=1SsThJrBpaM>

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, Francis Alaimo,
Terrence Lynch, Joseph Mule, Lora Anderson, Walter Kruzel, Rob Anderson

Absent: John Petronella

Also present were Director of Planning, Laurie Whitten; Assistant Planner, Stephen Hlney;
Enforcement Officer Rick Rachele, and Recording Secretary, Dorey Marinone.

Lora Anderson was seated for John Petronella.

4. APPROVAL OF MINUTES

A. June 10, 2026

MOTION by: Linda DeGray **seconded:** Walter Kruzel to approve the minutes from the June 10, 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, Lora Anderson 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

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**

Valerie Ferro, Good Earth Advisors, Po Box 159, Avon.

Ms. Ferro reviewed the history of the application.

Director Whitten confirmed staff received a positive referral from the Capital Region Council of Governments.

Commissioner DeGray suggested aligning the language with the CT DOT Use Table.

Director Whitten clarified a similar site was grandfathered in to the use.

Commissioner R. Anderson suggested limiting to autos and light duty trucks.

Commissioner L. Anderson asked for more details regarding the EV fleet.

Public Participation

Laurie Parker, 105 Cottage Road - Ms. Parker shared her concerns about runoff in wetland areas.

Director Whitten responded to public comments.

Enforcement Officer Rachele stated there should not be a problem with noise given the use of a sound barrier.

Commissioner Anderson stated there is nothing that says they cannot work outside.

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: Kenneth Hilinski, Christian D'Antonio, Linda DeGray, Francis Alaimo, Terrence Lynch, Joseph Mule, Lora Anderson No: None Abstain: None.

Commissioner DeGray requested to add a second condition prohibiting third-party work.

Commissioner Mule stated the amendment as it is written covers everything.

MOTION by: Linda DeGray **seconded:** Terrence Lynch to approve PH # 3149ZA requesting a text amendment to allow motor vehicle garages and body shops in the Industrial 1 zone for fleet maintenance only with the finding that it is consistent with the Plan of Conservation and Development. Effective July 13, 2026.

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

11. OLD BUSINESS

None

12. NEW BUSINESS

A. **Request for Permit Extension** - 92 Main St - PH# 3049 for parking, building and site improvements

Director Whitten reviewed the request for a one-year extension.

MOTION by: Linda DeGray **seconded:** Joseph Mule to approve PH# 3049 request for a one-year extension to receive a building permit, expiring on October 27, 2027.

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

13. OTHER BUSINESS

A. Discussion on building coverage vs. impervious coverage on non-conforming lots less than or equal to 33,000 square feet

Assistant Planner Hiney reviewed his research on a selection of non-conforming lots and shared suggestions to decrease nonconformities.

The Commission agreed on the language and for further study on building coverage.

14. COMMISSIONER'S CORRESPONDENCE

Commissioner DeGray asked if the new Zoning Enforcement Officer position has any applications yet and when there could be a public hearing on any of the new regulations.

Commissioner L. Anderson stated the work zone speed cameras are operating on the highways.

Commissioner Kruzel shared there will be a new left turn lane on 190 and Taylor Road.

15. DIRECTOR OF PLANNING REPORT

Director Whitten shared that the department has some candidates for the new Zoning Enforcement Officer Position.

Director Whitten joined a DOT walk audit from Bright Meadow Boulevard along Route 5 to the state line.

Director Whitten will share some summaries and will be asking the Commission for input regarding the housing bill PA 25-01.

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

17. APPLICATIONS TO BE RECEIVED

A. **SPR# 1968 - 98 Elm St** - Application for cafe and bakery restaurant; Elm St Enfield LLC, Owner; Doro Restaurant Group, Applicant; Map 43/Lot 27; BR Zone

B. **SPR# 1969 - 188 Moody Road** - Application for an admin approval for an addition to approval of SPR 1955; Troiano Realty Corporation, Owner; Martin Brower, Applicant; Map 100/Lot 12; I-1 Zone

C. **PH# 3151 - 64 Palomba Dr** - Application for additional parking lot and reconstruction of previous parking lot, Gale Toyota, Applicant, Michael Green, Owner, Map 56/ Lot 18, BR Zone

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 8:48 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary