



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

July 9, 2026

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

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

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, John Petronella, Terrence Lynch, Joseph Mule, Rob Anderson, Walter Kruzel, Lora Anderson

Absent: Linda DeGray, Francis Alaimo

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

Walter Kruzel and Rob Anderson were seated for Linda DeGray and Francis Alaimo.

4. APPROVAL OF MINUTES

A. June 25, 2026

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to approve the minutes from the June 25, 2026 meeting.

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

5. TOWN ATTORNEY REPORT

A. June 30, 2026

Received.

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# 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
- **TO BE HEARD ON 07/23/2026**

DOR: 06/25/2026; MPHOD: 08/29/2026; MPHCD: 10/03/2026

11. OLD BUSINESS

None

12. NEW BUSINESS

None

13. OTHER BUSINESS

A. Discussion on Public Act 25-01

Director Whitten presented a synopsis of the Capitol Region Council of Governments' summary on Public Act 25-01, including information pertaining to housing growth planning, minimum parking requirements, and transit-oriented development, and reviewed the long-term tasks and immediate requirements stipulated by the Act.

B. Discussion on Zoning Regulations

The Commission discussed holding meetings to complete regulation revisions.

14. COMMISSIONER'S CORRESPONDENCE

None

15. DIRECTOR OF PLANNING REPORT

Director Whitten confirmed she will continue working on Public Act 25-01 and regulation revisions.

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

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

DOR: 06/25/2026; MAD: 08/29/2026

Assistant Planner Hiney reviewed the application. He confirmed the patio will be constructed with permeable pavers to stay within the allowable impervious coverage requirements and the most recent landscape plan meets requirements.

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

DOR: 06/25/2026; MAD: 08/29/2026

Assistant Planner Hiney reviewed the application for an addition to the maintenance facility. He confirmed the addition does not increase impervious coverage, does not exceed the maximum coverage requirements, does not exceed required setbacks, and does not remove any required parking.

17. APPLICATIONS TO BE RECEIVED

A. **PH# 3152 - 54 Hazard Ave** - Application for a Special Permit for a ground sign; Jeremy Waycott, Arnco Sign Co Inc, Applicant; Russell Speeder's Car Wash of Connecticut, LLC, Owner; Map 56/Lot 26; BR Zone

DOR: 07/09/2026; MPHOD: 09/12/2026; MPHCD: 10/17/2026

B. **PH# 3153ZA** - Application for a text amendment to Section 4.90 to allow outdoor entertainment to be amplified at a farm brewery, cidery, and distillery; Red Brewster, Charles Mastroberti, Applicant;

C. **SPR# 1970 - 565 Enfield Street** - Application for a site plan review for a food trailer; Ronal & Lauren Urena, Applicant, Saloneel, LLC, Owner; Map33/Lot 274; BL 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 7:57 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary