



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

July 23, 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, Linda DeGray, John Petronella,
Francis Alaimo, Terrence Lynch, Joseph Mule, Walter Kruzel, Rob Anderson

Absent: Lora Anderson

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

4. APPROVAL OF MINUTES

A. July 9, 2026

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from the July
9, 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 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# 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

Michael Green, Gale Toyota, 50 Palomba Drive; Guy Hesketh, Professional Engineer, FA Hesketh & Associates, 3 Creamery Brook, East Granby.

PE Hesketh reviewed the site plan and landscape plan.

Commissioner DeGray asked about lighting and the operating agreement.

Commissioner Alaimo asked why the business is creating more spots.

Chair Hilinski asked what vehicles would be parked in the new area.

Public Participation

None

Director Whitten confirmed there is currently adequate parking for the businesses at 64 Palomba Drive.

MOTION by: Joe Mule **seconded:** Frank Alaimo 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, John Petronella, Francis Alaimo, Terrence Lynch, Joseph Mule No: None Abstain: None.

Director Whitten confirmed EV compliancy will be determined by the building official.

MOTION by: John Petronella **seconded:** Linda DeGray to approve PH# 3151 for an additional parking lot and reconstruction of previous parking lot with 32 conditions listed.

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

B. **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

Jeremy Waycott, Arnco Sign Co, 1133 South Broad Street, Wallingford.

Mr. Waycott reviewed the application and the location of the proposed free-standing sign.

Public Participation

None

MOTION by: Joseph Mule **seconded:** Terrence Lynch 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, John Petronella, Francis Alaimo, Terrence Lynch, Joseph Mule No: None Abstain: None.

MOTION by: John Petronella **seconded:** Linda DeGray to approve PH# 3152 for a special permit for a ground sign.

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 No: Francis Alaimo Abstain: None.

Commissioner Alaimo stated he was voting no because he voted no on the original application and didn't feel it was the right place for a car wash.

C. **PH# 3153ZA** - Application for 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 - **TO BE HEARD ON 09/10/2026**

DOR: 07/09/26; MPHOD: 09/12/2026; MPHCD: 10/17/2026

11. OLD BUSINESS

None

12. NEW BUSINESS

A. **SPR# 1970 - 565 Enfield Street** - Application for Site Plan Review for a Food Trailer; Ronal + Lauren Urena, Applicant, Saloneel LLC, Owner; Map 33/Lot 274; BL Zone

DOR: 07/09/2026; MAD: 09/12/2026

Lauren Urena, Owner, Enfield Produce and Deli, 4 Aster Street; Ronal Urena, Owner, Enfield Produce and Deli, 4 Aster Street.

Mr. Urena discussed the history of the site.

The applicants explained they are applying to have a food trailer in the rear parking lot.

Ms. Urena reviewed the restaurant permissions they have received.

Ms. Urena discussed how the food trailer will support the Thompsonville Revitalization goals and the potential incurred hardships if the application is not approved.

Assistant Planner Hiney reviewed the application and the departmental comments.

Commissioner DeGray asked why the applicants can't make the food in their current brick and mortar store.

Commissioner Alaimo asked staff how they could move forward without the letters of permission from all the nearby businesses.

Commissioner D'Antonio stated he feels the applicant meets the intent of the regulations.

Commissioner Petronella stated the regulations need to be fully met.

Commissioner Anderson stated he feels it is excessive to need 100% permission from all food businesses in the area. He thinks options of text amendments or waivers should be explored.

Assistant Planner Hiney reviewed the current regulations and options available to the applicant.

Commissioner Alaimo stated he finds the current way the regulation is written is not fair to the Commission as businesses are allowed to ignore the applicant and the Commission.

Commissioner Mule suggested the applicant use their council representative for help contacting the outstanding businesses.

MOTION by: Linda DeGray **seconded:** Joseph Mule to table SPR# 1970 until the next meeting.

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

The Commission called for a recess at 8:18 pm.

The Commission reconvened at 8:25 pm.

B. §CGS 8-24 Referral - Sale from Town Council for the sale of 17 Burnham Street

Director Whitten stated the property was obtained through a tax foreclosure and the town is seeking a referral for a sale.

MOTION by: John Petronella **seconded:** Terrence Lynch to send a positive deferral to the Town Council.

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

13. OTHER BUSINESS

A. Chapter 6.20 - Outdoor Sales, Dining & Storage

Assistant Planner Hiney reviewed the changes proposed for sections 6.20 and 6.30.

Commissioner Petronella discussed adding safety protections.

The Commission agreed to remove the furniture provision in section 6.20.18.J.

Commissioner D'Antonio discussed the square footage of outdoor sales space at 4% being too small for small businesses.

14. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio shared he attended the Conservation Commission meeting and they are eager to start working on agricultural regulations. The Conservation Commission

shared concerns with landscaping regulations being "bent".

Commissioner D'Antonio shared Route 5 is getting new traffic signals and some updated pedestrian infrastructure in the next two years, with construction to begin fall 2028. The east side of Route 5 does not have sidewalks and that is not part of the scope for this project. It is up to the town to initiate that with the state.

15. DIRECTOR OF PLANNING REPORT

Director Whitten shared she is working on TIFF District for the northern part of Route 5 and streetscaping.

Director Whitten gave the Commission the extra meeting dates and discussed meeting times.

Director Whitten asked the Commission to reschedule the meeting on October 8th because Staff will be at SNEAPA. The Commission agreed to cancel the meeting on October 8th and schedule a special meeting on October 15th.

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR# 1971 - 35 Bacon Road** - Administrative approval for modification to SPR# 1881 to include the addition of a motor vehicle repair garage; Winstanley Construction Management, Applicant; Amazon.com Services LLC, Owner; Map 94/Lot 65; I-1 Zone

DOR: 07/23/2026; MAD: 09/26/2026

Director Whitten reviewed the application for the administrative approval of a motor vehicle repair garage.

17. APPLICATIONS TO BE RECEIVED

A. **SPR# 1971 - 35 Bacon Road** - Administrative approval for modification to SPR# 1881 to include the addition of a motor vehicle repair garage; Winstanley Construction Management, Applicant; Amazon.com Services LLC, Owner; Map 94/Lot 65; I-1 Zone

DOR: 07/23/2026; MAD: 09/26/2026

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 9:10 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary