



MINUTES  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
February 8, 2024

7:00 PM - Council Chambers

<https://www.youtube.com/watch?v=ujNL2aqQbPM>

2024 FEB 15 PM 1:17  
Shubam Boley

RECEIVED  
TOWN CLERK

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Acting Chair Lynch called the meeting to order at 7:00PM.

2. **FIRE EVACUATION ANNOUNCEMENT**

-Announced

3. **ROLL CALL**

Present: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper, Christian D'Antonio, Walter Kruzel

Absent: Francis Alaimo

Patrick Hooper was seated as a regular member in the absence of Francis Alaimo

Also, present Director of Planning, Laurie Whitten and Assistant Town Planner, Matt Davis

4. **APPROVAL OF MINUTES**

A. January 11, 2024

**MOTION #** by: Walter Kruzel seconded: Kenneth Hilinski to accept the minutes.

**UPON A SHOW OF HANDS VOTE**, the Chair declared the motion approved. Yes:

Commissioners: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper No: None Abstain: None.

Discussion of the minutes on January 11, 2024, Commissioner Lynch did not vote on the approval of the minutes from December 21, 2023.

B. January 25, 2024

**MOTION #** by: Walter Kruzel seconded: Kenneth Hilinski to accept the minutes.

**UPON A SHOW OF HANDS VOTE**, the Chair declared the motion approved. Yes:

Commissioners: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper No: None Abstain: None.

Discussion: John Petronella said under Roll Call the names of the alternate members were not listed. Alternate members, Christian D'Antonio, Walter Kruzel and Patrick Hooper were present at the January 25, 2024, meeting.

Linda DeGray said under 13. New Business, #1926: there are no last names for the representatives of the applicants and then on page 3, and on page 4, second paragraph, 5th line, Matthew is misspelled. Corrections to the name should be spelled **Matthew**. The

representatives for the applicants of **SPR#1926**, should read: Matthew Bruden, Professional Engineer, from BL Companies and Doug Runner, Architect, from BKA-Architects. Linda DeGray also said we are no longer Commissioners but just first and last names. The minutes in the Civic Clerk system have the first and last names of the Commissioner pre-populated in a drop-down menu.

**5. TOWN ATTORNEY REPORT**

A. January 22, 2024

**6. ZONING ENFORCEMENT OFFICER'S REPORT**

-None

**7. PUBLIC PARTICIPATION**

-None

**8. BOND RELEASE(S)**

-None

**9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS**

-None

**10. DIRECTOR OF PLANNING REPORT**

Director Whitten said the department has been very busy with ART meetings. Also with CRCOG, Capital Region Council of Governments, topography study. Matt Davis has been on the phone with CRCOG, and they are not sure if they are going to use this or what they would use it for. She recommends that the Commission send a letter to CRCOG commenting that until they have more definitions, that they do not want to support this. Matt Davis informed the Commissioners that he submitted a draft motion for the Commission.

**MOTION by:** John Petronella **seconded:** Walter Kruzel: The Enfield Planning and Zoning Commission is not in favor at this time of the addition of "Typologies" into the 2024 Regional Plan, as the current draft categories do not correspond well to Enfield's existing land uses and given the lack of clarity in terms of how these typologies will or may be used in guiding regional policy and related decisions.

**UPON A ROLL CALL VOTE**, the Chair declared the motion approved. Yes: Commissioners: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper No: None Abstain: None.

**MOTION by:** Kenneth Hilinski **seconded:** Walter Kruzel: to amend the motion that the Enfield Planning and Zoning commission is willing to continue discussion on this matter as future changes occur.

**UPON A SHOW OF HANDS VOTE**, the Chair declared the motion approved. Yes:

Commissioners: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper No: None Abstain: None.

**11. OUTSIDE CORRESPONDENCE**

-None

**12. COMMISSIONER'S CORRESPONDENCE**

-None

**13. CONTINUED PUBLIC HEARINGS**

A. **PH# 3084** - 809 Enfield Street & 6 Park Avenue - Application for Special Use Permit to expand outdoor display and non-conforming coverage per Sec 5.2 & 3.40.1D; GJWSJ, LLC, Applicant/Owner; Map 29/Lot 71-72; BG Zone

**MOTION by:** Kenneth Hilinski **seconded:** Joseph Mule, to close the public hearing.

**MOTION by:** John Petronella **seconded:** Kenneth Hilinski to approve **PH# 3084 - 809 Enfield Street & 6 Park Ave.**

**UPON A ROLL CALL VOTE**, the Chair declared the motion approved. Yes:

Commissioners, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper No: None Abstain: None

Dana Steele, Professional Engineer - JR Russo and Associates representative for the applicant, Gary Rome - Gary Rome - Kia, Car Dealership, gave an overview of the application. The applicant, Mr. Rome has purchased the adjacent property at 6 Park Ave and is proposing to remove the existing home in order to extend the parking lot for the dealership. The proposal is to combine and merge the two parcels into a single parcel. Mr. Rome is requesting a special permit under section 3.40.1.D to allow the non-conforming impervious coverage to apply to the new combined parcel.

Commissioner Linda DeGray asked if there is a way to make this a little bit more, not conforming? Also, will the parking behind the building be more parking for the shipping containers? Mr. Rome said no they are not adding additional shipping containers. Mr. Steele said he thinks they are making the site more conforming in numerous ways. They are eliminating a side yard set back that's not conforming by merging the lots where the residential lot is non-conforming with regard to area.

Commissioner Kenneth Hilinski asked about the southeast area encroaching on the Troiano property if they are aware of it? Mr. Steele said he is not sure if they are aware of it or not. They

have neighboring relationship.

Commissioner Vinnie Grillo made a comment about the Arborvitae trees on both sides being key.

Commissioner Christian D'Antonio asked to see a trace line on the screen of the fence. Mr. Steele indicated on the screen where the fence would be on the property.

B. **PH# 3086** - 44 Laughlin Road - Application for Special Use Permit for an accessory apartment per Sec 4.50.10; Ace Carpentry, LLC, Applicant; Steve & Kellyann Cardinale, Owner; Map 106/Lot 5; R44 Zone

**MOTION by:** Kenneth Hilinski **seconded:** Joseph Mule, to close the public hearing.

**MOTION by:** Kenneth Hilinski **seconded:** Joseph Mule, to approve **PH# 3086 – 44 Laughlin Road** – Application for Special Use Permit for an accessory apartment per Sec. 4.50.10

**UPON A ROLL CALL VOTE, the Chair declared the motion approved.** Yes: Commissioners, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper No: None Abstain: None.

Greg Boswell, 31 Moody Rd, representative for the applicant was present to review the application for the special use permit. The plan is to add an in-law apartment to the left side of the garage. It will be a one-room apartment with a kitchen and bathroom.

Commissioner Linda DeGray asked how the in-law apartment would integrate back into the main house. Mr. Boswell explained different scenarios on how the apartment could be integrated.

#### **14. NEW PUBLIC HEARINGS**

-None

#### **15. OLD BUSINESS**

-None

#### **16. NEW BUSINESS**

A. **SPR# 1928** - 120 Post Road - Application for a Site Plan Review for the installation of a ground mounted solar system and carport array; Green Earth Roofing Solutions, LLC, Applicant; Precision Technologies, Inc., Owner; Map 047/Lot 0045; I-1 Zone

**MOTION by:** John Petronella **seconded:** Kenneth Hilinski **made a motion to approve SPR# 1928** with an added site specific condition #10 that the applicant will replace 3 trees removed at the EV charging station.

**UPON A ROLL CALL VOTE, the Chair declared the motion approved.** Yes:

Commissioners, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper No: None Abstain: None.

Laura Scyocurka and Chris Scyocurka from Green Earth Roofing Solutions presented the application for the installation of the ground mounted solar system and carport array. Mr. Scyocurka went over a PowerPoint presentation of the project at 120 Post Rd. He went over the 7 ground mount arrays, and the carport array and locations at 120 Post Rd. He went over System Information and Operations & Maintenance.

Commissioner Linda DeGray asked why they are not mounting them in the carports for all the cars? Are the 10 trees that are being removed going to be replaced somewhere else on the property? Mr. Scyocurka said they could do that and reduce the number from 10 to 3 trees. Mr. Steele discussed where they could relocate the trees.

Commissioner Linda DeGray asked about the condition that the town would wait 1 year to remove the solar panels if the company went out of business or abandoned the property. Mr. Davis said this is word for word from your regulations.

Commissioner Linda DeGray also asked if there could be yearly inspections to check for damages. Mr. Scyocurka said that GE Roofing Solutions does greater than annual basis inspections.

Commissioner Kenneth Hilinski asked if the solar panels were going to be fenced? Do they need to be fenced in? Mr. Scyocurka said no there is no need for a fence.

Commissioner Christian D'Antonio asked about preserving the existing trees by moving the carport toward the middle instead of the corner.

Taylor Scyocurka from GE Roofing Solutions said that the carport can be moved however trees will still need to be removed because of the shading to the solar panels.

## **17. OTHER BUSINESS**

-None

## **18. APPLICATIONS TO BE RECEIVED**

**PH# 3089 - 558 & 566 Enfield Street** - Application for Special Use Permit for parking improvements per Section 9 and Section 9.10.7; American Legion Post #80, Applicant; Town of Enfield & T M Realty, Owner; Map 033/Lot 001 & 002; R33 & BL Zone

**SPR# 1931 – 504 Hazard Avenue** - Application for Modification of previous Site Plan Modification SPR# 1866 for alterations to site for outdoor patio; Michael McManus, Applicant; 504 Hazard Avenue, LLC, Owner; Map 101/Lot 216; I-1 Zone

## **19. OPPORTUNITIES/UNRESOLVED ISSUES**

Commissioner Walter Kruzel asked if the certificate of occupancies have been resolved? Director Whitten said there's been discussion but nothing has been resolved yet.

## **20. EXECUTIVE SESSION**

-None

## **21. ADJOURNMENT**

**MOTION** by: Walter Kruzel, seconded: Kenneth Hilinski to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:23 pm.

Respectfully submitted,

John Petronella  
Secretary

Sandie Barone  
Recording Secretary