



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
November 21, 2024
7:00 PM - Council Chambers**

<https://www.youtube.com/watch?v=9ydXvqtoMcc>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair DeGray called the meeting to order at 7:00 pm.

2. FIRE EVACUATION ANNOUNCEMENT

Announced

3. ROLL CALL

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

Absent:

Also present were Director of Planning, Laurie Whitten; Assistant Planner, Georgienna Driver; Zoning Enforcement Officer, Ricardo Rachele; and Recording Secretary, Dorey Marinone.

4. APPROVAL OF MINUTES

A. October 24, 2024

MOTION by: Walter Kruzel **seconded:** Kenneth Hilinski to approve the minutes from October 24, 2024.

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

B. November 12, 2024 - Special Meeting

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from November 12, 2024.

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

5. TOWN ATTORNEY REPORT

A. October 23, 2024

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

Mr. Rachele stated complaints are consistently coming in. He is focusing on decreasing the number of people with citations who are missing the hearing or not paying their fines.

7. PUBLIC PARTICIPATION

Mary Ann Turner, 7 Meadow Road. Ms. Turner expressed concerns about Pheasant Hill violations and CREC school violations.

MOTION by: Terrence Lynch **seconded:** Kenneth Hilinski to move agenda item 14 after item 8.

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

8. BOND RELEASE(S)

A. SPR# 1908 - 210 Moody Road - Landscape Bond

Staff states silt fencing has been removed and plants have been installed.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve landscape bond release.

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

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

10. DIRECTOR OF PLANNING REPORT

Director Whitten stated there will be a public meeting on December 4, 2024, regarding the mall.

She explained the sports complex rezone is expiring before the next scheduled PZC meeting.

11. OUTSIDE CORRESPONDENCE

None

12. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio said the Agricultural and Conservation Commission will be sharing recommendations for farm-friendly regulations with the Planning and Zoning Commission.

13. CONTINUED PUBLIC HEARINGS

None

14. NEW PUBLIC HEARINGS

A. **PH# 3108ZA** – Application of Honeycomb Real Estate Partners & GRAVA Properties to amend portions of Section 8.120, Thompsonville District, as it relates to the TD zone Steve Caprio, Honeycomb Real Estate Partners, 311 Garden St, Wethersfield; Greg Vaca, GRAVA Properties, 83 Stoner Drive, West Hartford.

Mr. Vaca gave an overview of the planned project.

Mr. Caprio explained the proposed amendments and answered the Commissioners' questions.

Chair DeGray asked how many stories the building would be.

Commissioner Petronella clarified that the proposed height does not include the parapet walls.

Public Participation

Karen Laplante, 166 North Maple Street. Ms. Laplante expressed concerns about the intention of the TD zone.

Mr. Vaca responded to public questions.

Karen Laplante, 166 North Maple Street. Ms. Laplante stated her experience with contamination at the site.

Mary Ann Turner, 7 Meadow Road. Ms. Turner asked about the road.

Mr. Caprio stated there is a Brownfield grant for the site.

Assistant Planner Driver clarified the Connecticut River Overlay District was disbanded.

Commissioner Petronella asked for clarification on the building height measurement.

Commissioner Alaimo stated he supports the changes as written.

Commissioner Petronella stated he thinks special uses should require a special permit.

Commissioner DeGray stated she thinks new construction should require a special use permit.

Commissioner D'Antonio stated Site Plans make it easier to attract developers.

Mary Ann Turner, 7 Meadow Road. Ms. Turner asked about buffer zones and spot zoning.

Karen Laplante, 166 North Maple Street. Ms. Laplante spoke about the zoning language.

Mary Ann Turner, 7 Meadow Road. Ms. Turner expressed concerns about future development.

Director Whitten clarified the zone is very limited in development.

MOTION by: Francis Alaimo **seconded:** Kenneth Hilinski to close the public hearing.

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

The Commission reviewed their changes to the proposed amendments.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3108ZA with 3 amendments, effective December 9, 2024, with the finding that the proposed text changes are in line with the Town's Plan of Conservation and Development.

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

15. OLD BUSINESS

None

16. NEW BUSINESS

A. CGS 8-24 - 10 North Maple Street - Conveyance of Land

MOTION by: John Petronella **seconded:** Kenneth Hilinski to send a positive referral to the Town Council to accept the donation of land from 10 North Maple Street.

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

B. CGS 8-24 - 1 Knox Street - Sale of Town of Enfield Land

MOTION by: John Petronella **seconded:** Kenneth Hilinski to send a positive referral to the town Council for the sale of 1 Knox Street.

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

17. OTHER BUSINESS

A. 2025 Meeting Calendar

The Commission accepted the 2025 meeting calendar dates.

B. Review of Bylaws

Chair DeGray proposed moving the public hearings before Commission business.

18. APPLICATIONS TO BE RECEIVED

A. SPR# 1943 - 3 Palomba Drive - Application for a modification of SPR# 1924 for an addition onto the rear of the building; Thomas Adamczyk, Applicant/Owner; Map 57/Lot 320; BR Zone

B. SPR# 1944 - 525 Enfield Street - Application for a Site Plan modification to SPR# 1929, 515, 525, and 543 Enfield Street; 525 Enfield Street LLC, Applicant/Owner; Dana Steele, Applicant's Representative; Map 33/Lots 263-267; BG Zone/Enfield Street Design Overlay

C. **PH# 3109 - 555 Taylor Road** - Application for a special use permit for a new pylon sign; Sam Scrivner, Applicant; Mullen Road, LLC; Owner; Map 99/Lot 11; I-1 Zone

D. **SPR# 1945 - 395 Enfield Street** - Application for a Site Plan modification for Dairy Queen; Michael Cassetta, Applicant; RMP, LLC, Owner; Map 33/Lot 233; BL Zone/Enfield Design Overlay District

19. OPPORTUNITIES/UNRESOLVED ISSUES

None

20. EXECUTIVE SESSION

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to go into Executive Session at 9:48 pm.

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

No actions or votes were taken during Executive Session.

MOTION by: Walter Kruzel **seconded:** Kenneth Hilinski to come out of Executive Session at 10:23 pm.

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

A. Excavation Violation on Jarmoc Property on Grant Road

MOTION by: John Petronella **seconded:** Kenneth Hilinski to make a referral to the Town Attorney for the excavation violation on the Jarmoc Property on Grant Road.

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

B. Ongoing Zoning and previous approval violations at Yankee Castings, 243 Shaker Road

MOTION by: John Petronella **seconded:** Joe Mule to make a referral to the Town Attorney for violations at Yankee Castings, 243 Shaker Road.

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

21. ADJOURNMENT

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to adjourn.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 10:25 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary