MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
December 5, 2024
7:00 PM - Council Chambers
https://www.youtube.com/watch?v=x9FQcKZ8_gA

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, Christian D'Antonio

Absent: Walter Kruzel

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

MOTION by: Terrence Lynch **seconded:** Kenneth Hilinski to move agenda item 17A before item 4.

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.

4. APPROVAL OF MINUTES

A. November 21, 2024

MOTION by: Terrence Lynch **seconded:** Joseph Mule to approve the minutes from November 21, 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. November 22, 2024

Received

6. ZONING ENFORCEMENT OFFICER'S REPORT

Received

7. PUBLIC PARTICIPATION

None

MOTION by: Terrence Lynch **seconded:** Joseph Mule to move agenda items 14 and 16A - 16C to before 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)

None

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

10. DIRECTOR OF PLANNING REPORT

Assistant Planner Driver stated the Department of Transportation will be replacing a culvert under I-91 listed as Project# 48-200.

The Connecticut Land Use Bar Session webinar will be on Saturday, March 22, 2025.

Directore Whitten stated Maria Elsden will be leading a training for the Commission in January.

11. OUTSIDE CORRESPONDENCE

None

12. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio stated the town should look into other options for Park and Ride in case the current site becomes unusable.

Commissioner DeGray shared an email she received about increased train ridership.

Commissioner DeGray stated the Agricultural Commission asked for help from the PZC with rewriting their regulations.

13. CONTINUED PUBLIC HEARINGS

None

14. NEW PUBLIC HEARINGS

A. **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

DOR: 11/21/24; MPHOD: 1/25/25; MPHCD 3/1/25

MOTION by: Kenneth Hilinski **seconded:** Terrence Lynch to table PH# 3109 to the next meeting on December 19, 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.

15. OLD BUSINESS

None

16. NEW BUSINESS

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

DOR: 11/21/24; MAD: 1/25/25

Rebecca Li, Professional Engineer, R Levesque Associates Inc, 40 School Street, Westfield, MA.

PE Li presented plans for a 48'x60' addition to the rear of Enfield Collision and requested a waiver for the required amount of parking.

Commissioner Petronella clarified the waiver would only apply to this specific business and use.

Commissioner DeGray asked about the signage at the site.

Commissioner D'Antonio discussed the process of determining parking requirements.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve a waiver of the required amount of parking from 94 spaces to 33 spaces.

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.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve SPR# 1943 with 26 conditions.

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.

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

DOR: 11/21/24; MAD: 1/25/25

Dana Steel, Professional Engineer, JR Russo and Associates, 1 Shoham Road, East Windsor; Bob Artioli, Owner, 525 Enfield Street.

PE Steel spoke about the historical use of the site as it applies to the application. He stated the business had a storage container on site and used areas for overflow parking for years before the fire.

Commissioner Grillo asked for clarification on the possible placement of the storage container.

Commissioner Alaimo asked if a Certificate of Occupancy could be granted with a temporary permit.

Commissioner Petronella stated he supported a one-year extension for the storage container.

Commissioner Hilinski stated he agreed with a one-year extension. He asked about using wheel stops in place of the striping in the front.

Commissioner D'Antonio stated he would like to see curbing in place of the striping as it is a safety issue.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve SPR# 1944 for a site plan modification to acknowledge existing parking in a state right-of-way where the PZC has no jurisdiction, to maintain proper sight lines, to retain the storage container on a temporary basis for one year, and to permit inventory parking in the designated areas.

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.

C. **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 Street Design Overlay**-TABLED**

DOR: 11/21/24; MAD 1/25/25

17. OTHER BUSINESS

A. Informal Review of Mall Proposal

Mitch Hohlen, Director of Development, Woodsonia Real Estate Inc, 20010 Manderson Street, Elkhorn, Nebraska; Dean Apostoleris, Professional Engineer, Kimley-Horn, 1 North Lexington Avenue, White Plains, New York; Kevin Naska, Kimley-Horn, 1 North Lexington Avenue, White Plains, New York.

Mr. Hohlen presented plans for the full demolition, with exception to Target, and redevelopment of the Enfield Square Mall site. He stated the proposed Enfield Marketplace will be a mixed-use development with retail space, restaurants, two hotels, and 450 luxury multi-family units.

Commissioner D'Antonio asked how the development will affect the bus stops on the property.

Commissioner Petronella asked if they planned to alter any of the existing entrances.

Commissioner Hilinski asked how the Target building will be impacted during construction.

Commissioner Lynch asked what will happen with the Park and Ride commuter lot.

Commissioner Alaimo asked how the utilities will be rerouted.

Chair DeGray stated she did not see any open space. She asked how the developers are planning to meet the required open space regulations for a 450 unit apartment complex.

Chair DeGray asked how many of these mixed-use developments Woodsonia has completed and what the timeline is.

Mr. Hohlen stated they have received a Brownfield Remediation Grant and are still securing the Community Investment Fund financing. If the financing is obtained, he would like to see demolition begin in late summer of 2025 and would expect that within three years there would be some users open and operating.

Director Whitten clarified tonight's presentation is an overview and when the project begins the developers will be required to obtain all the necessary permits.

B. Adoption of Revised Bylaws

MOTION by: Kenneth Hilinski **seconded:** Terrence Lynch to approve changing the agenda items to the old order.

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.

18. APPLICATIONS TO BE RECEIVED

SPR# 1946 – 188 Moody Road – Application for Site Plan Review for truck terminal expansion; Troiano Realty Corporation, Applicant/Owner; Map 100/Lot 12; I-1 Zone

PH# 3110ZA – Application for a text amendment to allow vet office subject to limitations in the BR Zones; Enfield Corporate Properties LLC, Applicant

19. OPPORTUNITIES/UNRESOLVED ISSUES

None

20. EXECUTIVE SESSION

None

21. ADJOURNMENT

MOTION by: Terrence Lynch **seconded:** Kenneth Hilinski to adjourn.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 9:17 pm.

Respectfully submitted,

John Petronella	Dorey Marinone
Secretary	Recording Secretary