



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

**December 19, 2024
7:00 PM - Town Hall Council Chambers
820 Enfield St, Enfield, CT**

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, Terrence Lynch, Walter Kruzel, Christian D'Antonio

Absent: John Petronella

Walter Kruzel was seated in the absence of John Petronella.

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

4. APPROVAL OF MINUTES

A. December 5, 2024

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from December 5, 2024.

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

5. TOWN ATTORNEY REPORT

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# 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

Steve Winiarz, Peak Graphics, 89 Moody Road.

Mr. Winiarz stated the applicant would like to replace the existing sign with a new multi-tenant sign.

Assistant Planner Driver stated the application meets regulations.

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to close public hearing.

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

MOTION by: Kenneth Hilinski **seconded:** Walter Kruzel to approve PH# 3109.

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

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

DOR: 12/5/24; MPHOD: 2/7/25; MPHCD: 3/15/25

Paul Smith, Attorney, Smith & Bishop LLC, 27 South Main Street, Windsor Locks; Frank Troiano, Enfield Properties LLC, 1408 Elm Street; Alexis Soutter, DVM, Pawsome Vet Care, 27 Saint Moritz Circle, Willington; Sara Dupré, DVM, Pawsome Vet Care, 91 Coronado Drive, Newington.

Attorney Smith proposed a text amendment to allow a vet office to operate in the BR zones. He explained this would benefit the community by allowing Pawsome Vet Care to offer services to the town sooner as the development of the building they are moving into has been delayed.

Dr. Soutter explained Pawsome Vet Care will provide wellness and basic illness care at the temporary site.

Assistant Planner Driver stated the best option is a text amendment.

MOTION by: Walter Kruzel **seconded:** Joseph Mule to close public hearing.

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

MOTION by: Kenneth Hilinski **seconded:** Walter Kruzel to approve PH#3110ZA.

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

Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, Terrence Lynch, Walter Kruzel No: None Abstain: None.

11. OLD BUSINESS

None

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to add SPR# 1907 as item 12C under New Business

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

12. NEW BUSINESS

A. **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

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

Tabled to January 9, 2025.

B. **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

DOR: 12/5/24; MAD: 2/7/25

Paul Smith, Attorney, Smith & Bishop LLC, 27 South Main Street, Windsor Locks; Frank Troiano, Enfield Properties LLC, 1408 Elm Street; Dave Ziaks, Professional Engineer, FA Hesketh & Associates, 3 Creamery Brook, East Granby; Zach Perry, Director of Construction and Asset Management, Reyes Holdings; 6250 North River Road, Rosemont, Illinois; Karen Pannone, Architect, CHK Architects, 573 Hopmeadow Street, Simsbury; Richard Kaiser, Architect, CHK Architects, 573 Hopmeadow Street, Simsbury.

Mr. Perry presented on the history and operations of Reyes Holdings and Martin Brower.

PE Ziaks gave an overview of the proposed facility and went over parking calculations.

Ms. Pannone presented the building floorplan.

Mr. Kaiser went over the exterior elevations and materials.

Mr. Troiano spoke about Martin Brower's history in Enfield and the need for the new facility.

Attorney Smith emphasized this is a re-approval of a site plan that was previously approved in 2011.

Assistant Planner Driver stated the new plan is better configured and with more landscaping. She shared two additional conditions of approval.

Commissioner Grillo asked what differed from the 2011 site plan.

Commissioner Hilinski clarified the parking calculations do not require a waiver.

MOTION by: Kenneth Hilinski **seconded:** Walter Kruzel to approve SPR# 1946 with 6 site

specific conditions.

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

C. SPR# 1907 - 50 Palomba Drive - Application for Site Plan Review for remodel and expansion of existing car dealership and associated site improvements; Gale Toyota, Applicant/Owner; Map 57/Lot 337; BR Zone

Guy Hesketh, Professional Engineer, FA Hesketh & Associates, 3 Creamery Brook, East Granby.

PE Hesketh explained that the applicant is requesting an extension due changes Toyota is requiring on the building plans. They need to make minor changes and resubmit the plans before applying for a building permit.

Chair DeGray confirmed that six months would be a long enough extension.

MOTION by: Kenneth Hilinski **seconded:** Joseph Mule to approve a six month extension for SPR# 1907.

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

13. COMMISSIONER'S CORRESPONDENCE

Commissioner Kruzel stated Enfield has two approved sites for cannabis and asked if the town has a limit on the number allowed.

Commissioner D'Antonio stated the Agricultural Commission is still working on updating the regulations.

14. DIRECTOR OF PLANNING REPORT

Director Whitten stated the training with Maria Elsdon will be on January 8th, snow date January 15th.

She will be sending out links to classes for Commissioners who need credits.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

A. PH# 3111 - 10 Hazard Avenue, Unit 17 - Application for a special use permit to allow medical use; David Vonesh, Applicant; Regency Centers, LP, Owner; Map 56/Lot 22; BR Zone
DOR: 12/19/24; MPHOD: 2/22/25; MPHCD: 3/29/25

17. OPPORTUNITIES/UNRESOLVED ISSUES

A. CGS §8-24 Referral - 319 Hazard Avenue Access Easement

MOTION by: Kenneth Hilinski **seconded:** Walter Kruzel to send a positive referral to the Town Council to accept the access easement.

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

18. EXECUTIVE SESSION

None

19. ADJOURNMENT

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

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:17 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary