



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

January 9, 2025

**7:00 PM - Town Hall Council Chambers
820 Enfield Street, Enfield, CT**

<https://www.youtube.com/watch?v=5Lo4uls0Nkk>

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: Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, Terrence Lynch, Walter Kruzel

Absent: Francis Alaimo, Vinnie Grillo, John Petronella

Walter Kruzel and Christian D'Antonio were seated for Francis Alaimo and Vinnie Grillo.

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

4. APPROVAL OF MINUTES

A. December 19, 2024

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from December 19, 2024.

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

5. TOWN ATTORNEY REPORT

A. December 24, 2024

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# 3111 - 10 Hazard Avenue, Unit 17** - Application for a special use permit to allow medical use; David Vonesh, Applicant; Equity One (Northeast Portfolio) LLC, Owner; Map 56/ Lot 22; BR Zone

DOR: 12/19/24; MPHOD: 2/22/25; MPHCD: 3/29/25

David Vonesh, Applicant, 15 Albany Turnpike, West Simsbury.

Mr. Vonesh requested a permit to allow medical use for the chiropractic franchise The Joint Chiropractic and gave an overview of the business.

Assistant Planner Driver stated the parking requirements were met and there are no department comments.

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

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

MOTION by: Kenneth Hilinski **seconded:** Walter Kruzel to approve a waiver of a site plan.

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

MOTION by: Kenneth Hilinski **seconded:** Walter Kruzel to approve PH# 3111 with 8 conditions.

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

11. OLD 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

Jim Cassidy, Engineer, Hallisey, Pearson & Cassidy Engineering Associates, 630 Main Street, Cromwell; Michael Cassetta, Applicant, 323 Wethersfield Road, Berlin; Justin Packard, Engineer, Hallisey, Pearson & Cassidy Engineering Associates, 630 Main Street, Cromwell.

Mr. Cassidy presented the proposed modifications, including traffic circulation improvements and a patio installation, to the Dairy Queen site.

Assistant Planner Driver reviewed outstanding department comments from Planning,

Building, Engineering, Traffic, Fire, Health, and Water Pollution Control.

Commissioner Mule suggested moving the seating area to the rear of the site.

Commissioner Kruzel asked about the timeline for the improvements.

Commissioner Hilinski stated he would like to see updated plans.

Assistant Planner Driver stated the building will need to meet the King Street/Enfield Street Design Overlay District regulations.

MOTION by: Walter Kruzel **seconded:** Kenneth Hilinski to table SPR# 1945 to the next meeting.

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

12. NEW BUSINESS

None

13. COMMISSIONER'S CORRESPONDENCE

None

14. DIRECTOR OF PLANNING REPORT

None

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

A. **SPR# 1947 - 138 Maple Street** - Application for an administrative approval to allow a bar in the basement; Enfield Elks Lodge 2222 Applicant; The Benevolent Hall Co., Owner; Map 82/Lot 12; I-1 Zone

B. **PH# 3112ZA** - Application for a text amendment to allow farmworker housing by modifying sections of 4.20, 4.60.2, 5.20, 6.20, 8.140, 9.10.2, and supporting definitions; Jarmoc Farms, LLC, Applicant.

17. OPPORTUNITIES/UNRESOLVED ISSUES

None

18. EXECUTIVE SESSION

None

19. 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 7:59 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary