



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

January 23, 2025

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

https://www.youtube.com/watch?v=HyEsRHh_q4I

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

2. FIRE EVACUATION ANNOUNCEMENT

Announced.

3. ROLL CALL

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

Absent: Francis Alaimo, Linda DeGray

Christian D'Antonio and Walter Kruzel were seated for Francis Alaimo and Linda DeGray.

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

4. APPROVAL OF MINUTES

A. January 8, 2025 - Special Meeting

MOTION by: Walter Kruzel **seconded:** Kenneth Hilinski to approve the minutes from January 8, 2025 Special Meeting.

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

B. January 9, 2025

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from January 9, 2025.

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

C. January 15, 2025 - Special Meeting

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from January 15, 2025 Special Meeting.

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

D'Antonio, Vinnie Grillo, Joseph Mule, John Petronella, Terrence Lynch, Walter Kruzel No: None
Abstain: Kenneth Hilinski.

5. TOWN ATTORNEY REPORT

None

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. CONTINUED PUBLIC HEARINGS

None

MOTION by: Walter Kruzel **seconded:** Joseph Mule to move agenda item 10 after item 11.
UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Christian
D'Antonio, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch,
Walter Kruzel No: None Abstain: None.

10. NEW PUBLIC HEARINGS

A. **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

DOR: 1/9/25; MPHOD: 3/15/25; MPHCD: 4/19/25

Dwight Merriam, Attorney, 80 Latimer Lane, Simsbury; Steve Jarmoc, Applicant, 520 Hall
Hill Road, Somers; Owen Jarmoc, 520 Hall Hill Road, Somers.

Attorney Merriam stated the text amendments are intended to enable the constuction of
farmworker housing. He reviewed the proposed amendments to the regulations.

Director Whitten said they wanted to create a system for safe farm worker housing.

Commissioner Grillo stated he was happy with the amendments.

Commissioner Kruzel asked how some farms built farm worker housing in the past.

Commissioner Petronella asked about the 10 acre minimum and stated he would prefer a
20 acre minimum.

Commissioner Hllinski asked what the current process is for applying for a permit to build
farm worker housing.

Assistant Planner Driver clarified the proposed text amendments would require a full site
plan before getting approved for a zoning permit.

Commissioner Hilinski stated he agreed with increasing the minimum to 20 acres.

Commissioner Kruzel proposed a minimum of 15 acres.

Director Whitten asked if the Commission would prefer a larger setback requirement instead of an increase in acreage.

Owen Jarmoc said keeping the setback to 100 feet would make existing farmworker housing a conforming use.

Commissioner Mule stated he would like more time to review the proposal.

Commissioner Lynch asked about the transportation of the farm workers among the parcels.

Commissioner Grillo asked how long the workers live on the site. He stated there were no red flags to him.

Commissioner D'Antonio stated he felt the proposed setbacks were sufficient.

MOTION by: Walter Kruzel **seconded:** Kenneth Hilinski to table PH# 3112ZA until the next meeting on February 13, 2025.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Christian D'Antonio, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Walter Kruzel No: Vinnie Grillo 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; Justin Packard, Engineer, Hallisey, Pearson & Cassidy Engineering Associates, 630 Main Street, Cromwell.

Mr. Cassidy presented updated plans including a landscape buffer at the front street line, a seating area at the rear of the property, and updated signage.

Mr. Packard presented updates due to department comments including landscaping and the dumpster configuration.

Assistant Driver stated the only point left to discuss was architecture.

Commissioner Petronella asked about noise pollution from the drive through speaker.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve the waiver of the buffer yard requirement.

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

MOTION by: John Petronella **seconded:** Walter Kruzel to approve SPR# 1945 with 24 listed conditions and 2 additional conditions per Planning Department comments.

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

D'Antonio, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Walter Kruzel No: None Abstain: None.

12. NEW BUSINESS

None

13. COMMISSIONER'S CORRESPONDENCE

Commissioner Mule asked when the next workshop meeting is.

Commissioner D'Antonio asked for an update on relocating the bus stop at the mall.

14. DIRECTOR OF PLANNING REPORT

Director Whitten stated the department currently has a small number of applications, allowing them to focus on the new regulations.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

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

DOR: 1/9/25; MAD: 3/15/25

Director Whitten stated due to state liquor laws, the club must have a local permit. The club will be using a window opening adjacent to the existing bar for service.

16. APPLICATIONS TO BE RECEIVED

SPR# 1948 - 115A Elm Street - Application for site plan review for site modifications and an addition to the existing building; Playful Minds Connecticut, LLC, Applicant/Owner; Map 43/ Lot 6; BR Zone

17. OPPORTUNITIES/UNRESOLVED ISSUES

None

18. EXECUTIVE SESSION

None

19. ADJOURNMENT

MOTION by: Walter Kruzel **seconded:** Joseph Mule

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:35 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary