



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

**February 13, 2025
7:00 PM - Council Chambers**

<https://www.youtube.com/watch?v=308HpOvXzYg>

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

Absent: Francis Alaimo

Walter Kruzel was seated for Frank Alaimo.

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

4. APPROVAL OF MINUTES

A. January 23, 2025

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from January 23, 2025.

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

B. February 3, 2025

MOTION by: Kenneth Hilinski **seconded:** Joseph Mule to approve the minutes from February 3, 2025.

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

5. TOWN ATTORNEY REPORT

A. January 28, 2025

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to move agenda item 12B after agenda item 8.

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

9. CONTINUED 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 presented updated proposed text amendments including an evergreen buffer and a maximum of 6 beds per acre and maximum 2% lot coverage.

Commissioner Hilinski asked about Jarmoc's future plans.

Owen Jarmoc stated they expect to build one new dormitory in the next year or two.

Commissioner Petronella suggested the amendments should read 'cultivated acres' and questioned if the language 'right to' was used anywhere else in the regulations.

Commissioner Lynch clarified what minimum acreage was settled on.

Public Participation

Tim Webb, 6 Shepard Lane. Mr. Webb stated he is concerned about the regulations not requiring a public hearing.

Karen Laplante, 166 North Maple Street. Ms. Laplante spoke as the Chair of the Agricultural Commission and read the Commission's memo in support of the text amendments.

Owen Jarmoc responded to public comments.

Chair DeGray asked approximately how many workers the farm needs.

Director Whitten stated the proposed text amendments are needed in town.

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: Linda DeGray, 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 PH3112ZA with the finding that the amendment is consistent with the Plan of Conservation and Development.

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

10. NEW PUBLIC HEARINGS

11. OLD BUSINESS

A. PH# 3061 - Brainard Gardens - 1 year building permit request

Commissioner Petronella recused himself at 7:39 pm.

Commissioner D'Antonio was seated for Commissioner Petronella.

Assistant planner Driver stated the applicants plan to move forward with the property and are requesting a one-year extension to obtain the building permit.

MOTION by: Terrence Lynch **seconded:** Walter Kruzel

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

Commissioner Petronella was re-seated at 7:41 pm.

12. NEW BUSINESS

A. SPR# 1948 - 115A Elm Street - Application for a site plan review for site modifications and an addition onto the existing building; Playful Minds Connecticut, LLC, Applicant/Owner; Map43/Lot 6; BR Zone

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

Kevin Grindle, Barton & Loguidice, 855 Winding Brook Drive, Glastonbury.

Mr. Grindle presented plans for a 1000 square foot addition to the rear of the building and requested a waiver for parking.

Assistant Planner Driver stated parking is sufficient and all department comments have been satisfied.

Commissioner Grillo asked if the play area would be sufficient after the addition and if smaller trees were possible in the front.

Commissioner D'Antonio stated he supports the waiver for parking.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve a waiver for parking.

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

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve a waiver of the buffer.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, 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# 1948 with 23 conditions and 2 site specific conditions.

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

B. **SPR# 1950 - 113 Elm Street** - Application for a change of use to allow a vet clinic establishment; Enfield Corporate Properties, LLC, Applicant/Owner; Map 43/Lot 19; BR Zone

DOR: 1/31/25; MAD 4/6/25

Paul Smith, Attorney, Smith & Bishop LLC, 27 South Main Street, Windsor Locks.

Attorney Smith stated the applicant is requesting a change of use to allow a vet clinic with 5 rooms and 6 staff. The site has adequate parking.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve the waiver of a site plan.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, 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 a change of use from medical to veterinary use with 9 conditions.

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

13. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio stated he received information from the Capitol Region Council of Government about the Transit Oriented Development Summit on March 20, 2025 at Parkville Market in Hartford.

14. DIRECTOR OF PLANNING REPORT

Director Whitten stated the department has a number of applications to be received.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR# 1949 - 50 Palomba Drive** - Application for an administration approval to allow site modifications; Robert Green, Applicant; 50 Palomba LLC, Owner; Map 57/ Lot 337; BR Zone

Director Whitten stated Gale Toyota has some minor changes to their site plan including increasing the size of the building by about 6 feet, relocating the dumpster pad, adding additional parking spaces, adding green pavers, and adding a fire hydrant.

16. APPLICATIONS TO BE RECEIVED

A. **SPR# 1949 - 50 Palomba Drive** - Application for an administration approval to allow site modifications; Robert Green, Applicant; 50 Palomba LLC, Owner; Map 57/ Lot 337; BR Zone

B. **SPR# 1950 - 113 Elm Street** - Application for a change of use to allow a vet clinic establishment; Enfield Corporate Properties, LLC, Applicant/Owner; Map 43/Lot 19; BR Zone
DOR: 1/31/25; MAD 4/6/25

C. **PH# 3113 - 31 South Street** - Application for a special use permit to allow a fourth dwelling unit within the existing building; Christian Rivas Plata, Applicant; Enfield C&S LLC, Owner; Map 24/Lot 125; TD-2 Zone

D. **PH# 3114MA - 14 & 20 Park St_47 & 51 Oak St** - Application for a zone change request to change from Residential-33 to Industrial-1; CT53 RE, LLC Applicant; CT53 RE LLC, Owner of 14 & 20 Park Street and 47 Oak Street; Deanna & Andrew LLC owner of 51 Oak Street; I-1 Zones

E. **PH# 3115ZA** - Application for a text amendment proposing to eliminate Section 4.10.2-Cellar and Foundation Requirements; WE Acquisitions, LLC Applicant;

F. **PH# 3116 - 5 Redwood Street** - Application for a special use permit to convert single family dwelling to a duplex; Emre Guduk, Applicant, Emre and Elife Guduk, Owners; Map 58/Lot 111; R-33 Zone

G. **SPR# 1951 - 215 Moody Road** - Application for an administrative approval for a new 1535 SqFt driveway, new overhead door on west side of existing building, and removal of concrete pad surfaces at northeast corner of the site; 215 Moody Road, LLC, Applicant/Owner; Map 99/Lot 5; I-1 Zone

H. **PH# 3117 - 799, 781, 767 Enfield Street and 6, 8 Warriner Ave** - Application for a special use permit and site plan modification to construct a parking area for the expansion of outdoor display of vehicles associated with Gary Rome Kia; GJWSJ, LLC, Applicant; GJWSJ LLC Owners of 799 Enfield Street and 8 Warriner Ave and Troiano Realty Corp. Owners of 781, 767, and 6 Warriner Ave; Map 29/Lots 56, 77, 53, 47, and 48; BG and R-33 Zones

17. OPPORTUNITIES/UNRESOLVED ISSUES

None

18. EXECUTIVE SESSION

None

19. ADJOURNMENT

MOTION by: Walter Kruzel **seconded:** Kenneth Hilinski

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:12 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary