



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

February 27, 2025

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

<https://www.youtube.com/watch?v=md2FBg3lOek>

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, John Petronella, Terrence Lynch, Walter Kruzel

Absent: Francis Alaimo, Vinnie Grillo

Christian D'Antonio and Walter Kruzel 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. February 13, 2025

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from February 13, 2025.

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

5. TOWN ATTORNEY REPORT

None

6. ZONING ENFORCEMENT OFFICER'S REPORT

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. CONTINUED PUBLIC HEARINGS

None

10. NEW PUBLIC HEARINGS

A. **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

DOR: 2/3/2025; MPHOD: 4/30/2025; MPHCD: 5/30/2025

Tim Houle, Civil Engineer, BL Companies, 100 Constitution Plaza, Hartford; Dave Sunderland, VP of Manufacturing, Carris Reels, 11 Randolph Street; Richard Case, Attorney, Case & Case PC, 10 Tower Lane, Avon.

Mr. Houle proposed a zone change for four parcels for Carris Reels.

Commissioner Helinski asked if jobs would be added with the expansion.

Commissioner D'Antonio asked if Carris Reels has had conversations with their neighbors.

Commissioner Lynch asked what will happen with the old facility.

Mr. Sunderland stated it will be an even swap with the ability for future expansion.

Public Participation

Bob Figella, 10 Grove Street. Mr. Figella stated he was in favor of the zone change and asked about buffers.

Mr. Houle responded to public comments.

Assistant Planner Driver clarified buffer regulations.

Attorney Case discussed buffers.

Public Participation

Alfred Courchesne, 460 Hazard Avenue. Mr. Courchesne stated he supported the zone change.

MOTION by: Walter Kruzel **seconded:** Kenneth Hilinski to close the public hearing.

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

Commissioner Kruzel stated he believes the zone change is a win-win.

Commissioner Petronella asked staff about the buffer.

Commissioner D'Antonio stated he supports the change.

Commissioner Helinski stated he it would be a good addition to the community.

Commissioner Lynch stated he is in favor of the change.

Commissioner Mule stated it is a good move and the town has been built around the company.

Commissioner DeGray stated they have been a good partner to the community.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve PH# 3114MA with 2 site specific conditions and the finding that it is consistent with the Plan of Conservation and Development.

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

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

DOR: 1/31/2025; MPHOD: 4/6/2025; MPHCD: 5/11/2025

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks; Ted DeSantos, Senior Vice President of Development, Winstanley Enterprises, 300 George Street, New Haven.

Attorney Landolina stated Winstanley Enterprises is proposing a residential project with a manufactured, single family home placed on a slab foundation and is thus seeking to eliminate the regulations requiring a basement.

Director Whitten shared a referral comment from the Capital Region Council of Governments and a letter of support from Reinhard von Hollander. She stated removing the regulation will help staff with split-level houses.

Mr. DeSantos spoke about the design of slab foundation homes in cold weather states.

Commissioner Helinski shared some advantages and disadvantages of slab-built homes.

Commissioner Petronella stated he wants a regulation requiring the first floor to be above grade to match the current town aesthetic.

Commissioner Mule stated he agrees there needs to be further discussion and that the homeowner should have the option of which foundation they want.

Commissioner Lynch stated the Board should have more discussion on the regulation.

Mr. DeSantos responded to the Commissioners' comments.

Attorney Landolina stated he will work to redraft the regulation instead of cutting it.

Public Participation

George Austin, 22 Charles Street. Mr. Austin spoke from a builder's perspective and advocated for rewriting the regulations.

Mary Ann Turner, 7 Meadow Road. Ms. Turner stated she supported the change to the regulations.

Attorney Landolina responded to public comments and agreed to keeping the public hearing open.

Commissioner Petronella asked what company manufactured the homes.

MOTION by: Walter Kruzel **seconded:** Joseph Mule to table PH# 3115ZA.

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

11. OLD BUSINESS

None

12. NEW BUSINESS

None

13. COMMISSIONER'S CORRESPONDENCE

Commissioner Helinski asked if the March 27th meeting was being moved for the banquet.

Commissioner DeGray expressed gratitude for the workshop with Maria Elsdon.

Commissioner D'Antonio shared he sent an email to the Commissioners with information on the 2015 Thompsonville Parking Study and the Transit Oriented Development seminar.

14. DIRECTOR OF PLANNING REPORT

Director Whitten reported that the Capital Region Council of Governments received money to do a warehouse study and contacted Enfield to be on the Advisory Committee.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

PH# 3118ZA - Application for a text amendment to omit Footnote 1 under Section 8.122.1- Notes to Table 8.122 in the Thompsonville Districts; 12 Alden Avenue, LLC, Applicant; Carl Lanolina, Representative.

17. OPPORTUNITIES/UNRESOLVED ISSUES

None

18. EXECUTIVE SESSION

None

19. ADJOURNMENT

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to adjourn.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:39 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary