



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

March 13, 2025

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

<https://www.youtube.com/watch?v=0eIWImpLf0w>

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, John Petronella, Terrence Lynch

Absent:

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

4. APPROVAL OF MINUTES

A. February 27, 2025 - Regular Meeting

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from February 27, 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: Francis Alaimo, Terrence Lynch.

B. February 26, 2025 - Special Meeting

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from February 26, 2025 - Special Meeting.

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

5. TOWN ATTORNEY REPORT

A. February 24, 2025

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. CONTINUED PUBLIC HEARINGS

A. **PH# 3115ZA** - Application for a text amendment proposing to eliminate Section 4.10.2-Cellar and Foundation Requirements; WE Acquisitions, LLC Applicant; **TABLED to March 26, 2025**

10. NEW PUBLIC HEARINGS

A. **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

DOR: 1/22/2025; MPHOD: 3/28/2025; MPHCD: 5/2/2025

Christian Rivas Plata, Applicant, 26 Sunnyfield Drive, Windsor.

Mr. Rivas Plata stated he found out the fourth unit in the property had never received Planning and Zoning approval and is now requesting a special permit for a legal unit.

Assistant Planner Driver stated there is enough parking and staff has no concerns.

Public Participation

None

MOTION by: Terrence Lynch **seconded:** Kenneth Hilinski to close the public hearing.

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

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve a waiver for the site plan.

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

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3113 for a special use permit with 11 conditions.

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

B. **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

DOR: 2/13/25; MPHOD: 4/19/25; MPHCD: 5/24/25

Ahmet Gunay, Applicant Representative, 107 Normandy Road, Longmeadow, MA.

Mr. Gunay explained he is applying for a special permit for a duplex after the owner learned the property's in-law apartment was not a legal unit. He stated the house had building permits for electrical and plumbing in the second unit.

Mr. Rachele stated a previous zoning officer approved an addition, not a full unit and the building permits were never followed up on after construction. The lot does not satisfy the minimum area required for an accessory apartment or a duplex.

Public Participation

Jessica LaRoche, 5 Redwood Street - Ms. LaRoche stated she is the upstairs tenant and wants to understand what the proper zoning is.

Commissioner Alaimo asked if there are separate utilities.

Mr. Rachele confirmed there is just one meter and the building inspector never did a final inspection.

Commissioner DeGray asked if there is a structural problem with the back stairway.

Commissioner Lynch clarified that the unit is not a legal in-law apartment.

Mr. Gunay responded to public comments.

Commissioner Grillo asked when the owner started renting the site as two units.

Mr. Gunay stated the owner would treat the residence as a single family house if the issue cannot be fixed.

Commissioner Petronella asked if a Certificate of Occupancy was ever issued.

MOTION by: Joseph Mule **seconded:** Terrence Lynch to close the public hearing.

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

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3116

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

Commissioner Petronella stated the application does not conform with regulations.

Commissioner DeGray stated the unit has never been inspected.

Commissioner Alaimo stated the unit is noncompliant and a public safety issue.

Commissioner Hilinski stated the application does not meet regulations.

Commissioner Grillo stated the application does not meet regulations.

Commissioner Mule stated the application does not meet regulations and has no Certificate of

Occupancy.

Commissioner Lynch stated the application does not meet regulations.

C. PH# 3117 - 799, 781 & 767 Enfield St 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.

DOR: 2/13/25; MPHOD: 4/19/25; MPHCD: 5/24/25

Gary Rome, 809 Enfield Street; Dana Steel, Professional Engineer, JR Russo and Associates, 1 Shoham Road, East Windsor.

PE Steele presented plans to construct a parking area on multiple parcels. The applicant intends to demolish two houses, clean up the lots, and landscape where required.

Mr. Rome stated his intention is to clean up the properties.

Director Whitten stated the department agrees this is a good use for the site.

Public Participation

Jacqueline Bilyeu, 3 Warriner Avenue - Ms. Bilyeu asked about lighting and drainage and requested no additional sidewalks.

Jennifer Bruyette, 83 Park Avenue - Ms. Bruyette expressed concerns about removing homes and car carriers on residential streets.

Marcia Polek, 7 Warriner Avenue - Ms. Polek stated she did not support the application and the effect it would have on property values. She requested no additional sidewalks.

Christine Sarles, 9 Warriner Avenue - Ms. Sarles asked about lighting and the baby Jesus statue. She requested no additional sidewalks.

Frank Troiano, 1408 Enfield Street, Troiano Realty - Mr. Troiano spoke on behalf of Troiano Realty in support of the plan, believing it to be thoughtful and sensitive to the neighborhood.

Jennifer Bruyette, 83 Park Avenue - Ms. Bruyette asked about limiting the parking lot sprawl into the neighborhood.

PE Steele responded to public comments.

Commissioner D'Antonio stated he strongly disagrees that this is a good use of the land as it expands use into a residential zoned neighborhood. He would like to see an improved landscaping plan.

Commissioner Hilinski asked how long construction would take.

Commissioner Grillo stated he is concerned with the buffer in the sparse area.

Commissioner Mule clarified that the homes being demolished are uninhabitable.

Commissioner Alaimo stated he likes the project.

Commissioner DeGray asked about late deliveries.

Commissioner Kruzel stated he is in favor of the project.

Public Participation

Jacqueline Bilyeu, 3 Warriner Avenue - Ms. Bilyeu spoke about the landscaping on Warriner

Avenue.

Frank Troiano, 1408 Enfield Street, Troiano Realty - Mr. Troiano confirmed the houses are not habitable.

Commissioner Hilinski asked about specific site conditions.

Commissioner D'Antonio stated he wants a full buffer by the residential zone.

Director Whitten asked for clarification of the buffers.

MOTION by: Joseph Mule **seconded:** Kenneth Hilinski to close the public hearing.

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

The Commissioners discussed buffers.

Commissioner Petronella reviewed the site specific conditions.

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

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

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3117 with 24 conditions and 9 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, John Petronella, Terrence Lynch No: None Abstain: None.

MOTION by: Linda DeGray **seconded:** Kenneth Hilinski to take a 5 minute recess.

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

D. **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 Ave, LLC Applicant; Carl Landolina, Representative;

DOR: 2/27/25; MPHOD: 5/3/25; MPHCD: 6/7/25

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks.

Attorney Landolina stated his client wants to sell beer but is unable to under the current regulations and is asking to amend the regulation so he is able to apply for a special permit to sell beer.

Assistant Planner Driver clarified the text amendment would still require a special permit. She stated Capitol Region Council of Governments had no questions or comments.

Public Participation

None

MOTION by: Kenneth Hilinski **seconded:** Joseph Mule to close the 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, John Petronella, Terrence Lynch No: None Abstain: None.

MOTION by: John Petronella **seconded:** Joseph Mule to approve the text amendment effective March 31, 2025 with 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: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: None.

11. OLD BUSINESS

None

12. NEW BUSINESS

None

13. COMMISSIONER'S CORRESPONDENCE

Commissioner DeGray stated Black Crow Coffee will have a ribbon cutting tomorrow at 8 am.

Commissioner D'Antonio stated he will forward the slides from Don Poland's presentation. He asked for any updates on relocating the Park and Ride.

14. DIRECTOR OF PLANNING REPORT

Director Whitten shared the Design and Preservation Rapid Assistance Team will be presenting their final report to the Town Council Monday, March 17, at 6:30 PM.

Director Whitten discussed the Municipal Redevelopment Authority.

Director Whitten reminded Commissioners the workshop will be next Thursday, March 20, and the next regular meeting has been canceled and rescheduled as a special meeting on Wednesday, March 26.

Director Whitten reviewed the Special Development District text amendment.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR# 1951 - 215 Moody Road** - Application for an administrative approval for a new 1,535SqFt 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

Assistant Planner Driver stated the property owner has agreed to remove the concrete pads to compensate for the additional impervious coverage of the new driveway. The new tenant, Aerobond Composites, LLC, requires the new overhead door for their operations.

16. APPLICATIONS TO BE RECEIVED

A. **SPR# 1952 - 145 and 153 South Road** - Modifications to approved Site Plan under PH# 3090; Enfield Properties, LLC, Applicant; Enfield Properties LLC + Michael T. Panella, Owners and Maplewood Village of Enfield LLC, Owner; Maps 55/ Lots 59/80; R-44 and I-1 Zones

B. **XZA# 25-02** - Application for a text amendment to change Section 5.60 Special Requirements for the Special Development District; Town of Enfield, Applicant; SDD Zone

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 10:29 pm.

Respectfully submitted,

John Petronella
Secretary

Dorey Marinone
Recording Secretary