



**MINUTES
PLANNING & ZONING COMMISSION
SPECIAL MEETING
March 26, 2025
7:00 PM - Town Hall-Scitico Room
Enfield St, Enfield, CT**

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, Christian D'Antonio, Linda DeGray, John Petronella,
Terrence Lynch, Walter Kruzel

Absent: Vinnie Grillo, Kenneth Hilinski, Joseph Mule

Walter Kruzel and Christian D'Antonio were seated for the absent Commissioners.

Also present was Director of Planning, Laurie Whitten.

4. APPROVAL OF MINUTES

A. March 13, 2025

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to approve the minutes from March 13, 2025.

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

5. TOWN ATTORNEY REPORT

None

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

Chris Marszalek, 115 Parsons Road -Mr. Marszalek advocated to allow for smaller lot and house sizes.

8. BOND RELEASE(S)

None

9. CONTINUED PUBLIC HEARINGS

A. **PH# 3115ZA** - Application for a text amendment proposing to modify 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 presented a text amendment to create an exception to the cellar and foundation requirements for manufactured homes and a standard definition of manufactured homes.

Commissioner Alaimo questioned if we want this look for our town.

Commissioner Lynch stated this was more of a building issue than a zoning issue.

Commissioner D'Antonio agreed that it is a building issue. He asked about the reasoning for requiring a garage.

Commissioner Petronella proposed a finished floor height to ensure the manufactured homes match the style of most other homes in town. He asked about screening exterior oil and propane tanks.

Commissioner Kruzel asked about the possibility of a ground level entrance while maintaining a raised aesthetic.

Commissioner Lynch clarified requiring an oil tank screen would be a town-wide requirement.

Mr. DeSantos confirmed the manufactured home will sit about 30" above the slab due to its construction.

Chair DeGray asked if the project would have the option of a basement.

Public Participation

Chris Marszalek, 115 Parsons Road -Mr. Marszalek spoke in support of slab built homes.

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

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

The Commissioners discussed removing the garage requirement.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve PH# 3115ZA with the finding that the amendment is consistent with the Plan of Conservation and Development and will allow greater density and diversity of housing effective April 14, 2025.

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

10. NEW PUBLIC HEARINGS

A. **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

DOR: 3/13/2025; MPHOD: 5/17/2025; MPHCD: 6/21/2025

Director Whitten presented the town-sponsored text amendment to adopt new Special Development Regulations that would allow for a Master Plan to be submitted as part of a Zone Change application for a Special Development District.

Chair DeGray asked for the language to be clarified.

The Commissioners discussed what information would be included in the Master Plan.

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to table XZA# 25-02.

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

11. OLD BUSINESS

None

12. NEW BUSINESS

A. **SPR# 1881 - 25/35 Bacon Road** - Extension Request

Director Whitten stated that an appeal delayed the project and the applicant is requesting a 5 year extension to obtain a building permit.

MOTION by: John Petronella **seconded:** Walter Kruzel to grant a five year extension to obtain a building permit for SPR# 1881.

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

13. COMMISSIONER'S CORRESPONDENCE

Chair DeGray stated the Commission needs to improve its workshop attendance. The next workshop will be held on April 2, 2025 at 6:00 pm.

Chair DeGray shared the CT Land Use Law Training was very informative.

14. DIRECTOR OF PLANNING REPORT

Director Whitten shared the recycling facility proposed for East Longmeadow has reopened the comment period for Massachusetts Department of Environmental Protection.

Director Whitten stated she will be attending the National Planning Conference for the American Planning Association.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

SPR# 1953 - 242, 274, 284 Brainard Road - Application for a request to phase Brainard Gardens construction into two phases; Robert Marino, Applicant; Dana Steele, Representative; Washington Associates of Enfield LLC, Owner and Anthony Troiano, Frank Troiano, and Joseph Petronella, Co-owners. Map 77/Lots 68/67, Map 62/Lot 319; R-44 Zone

PH# 3119 - 234 North Maple Street - Application for a special use permit to allow an accessory apartment; Joseph and Daniela Bromley, Applicant/Owner; Carl Landolina, Representative; Map 81/Lot 112; R-44 Zone

PH# 3120 - 95 High Street - Application for a special use permit for live entertainment with liquor for Sarapes Restaurant; Huberto Chavez, Applicant; Brightside Plaza LLC, Owner; Map 25/Lot 6; TD-5 Zone

17. OPPORTUNITIES/UNRESOLVED ISSUES

None

18. EXECUTIVE SESSION

None

19. ADJOURNMENT

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

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:36 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary