



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

April 10, 2025

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

<https://www.youtube.com/watch?v=VyoSh1gXZAA>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair DeGray called the meeting to order at 7:00pm

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, Rob Anderson

Absent: Francis Alaimo

Walter Kruzel was seated for Francis Alaimo.

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

4. APPROVAL OF MINUTES

A. March 26, 2025 - Special Meeting

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to approve the minutes from March 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, John Petronella, Terrence Lynch, Walter Kruzel No: None Abstain: None.

B. April 2, 2025 - Special Meeting

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from April 2, 2025 Special Meeting.

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.

5. TOWN ATTORNEY REPORT

A. March 24, 2025

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. CONTINUED 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 - **TABLED**

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

10. NEW PUBLIC HEARINGS

A. **PH# 3119 – 234 N. 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

DOR: 3/27/2025; MPHOD: 5/31/2025; MPHCD: 7/5/2025

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks; Daniela Bromley, Owner, 234 North Maple Street.

Attorney Landolina reviewed the history of the property and spoke on how it meets the requirements for an accessory apartment.

Assistant Planner Driver questioned how the additional entrance facing the street could be boarded. She stated all other department comments have been satisfied.

Commissioner Kruzel clarified there are entrance doors at the front and back of the accessory space.

Commissioner Mule asked if blocking an entrance would be against any building or fire codes.

Commissioner Lynch stated he is concerned the property could turn into a duplex.

Attorney Landolina addressed the Commissioners' concerns.

Commissioner Hilinski asked about a duplex being an option.

Commissioner Petronella asked where the slider door is located.

Attorney Landolina clarified the layout.

Commissioner D'Antonio stated he felt the applicant's solution for the door satisfies the regulation.

Commissioner Anderson asked about the downsides of making the property a duplex.

Assistant Planner Driver stated the zoning officer questioned the ease of enforcement for the property.

Chair DeGray stated the unit does not integrate into the house in a way that complies.

Commissioner Hilinski asked how long the unit has been used as an apartment.

Chair DeGray stated she would like to see a design for the door and hallway.

Commissioners Grillo, Mule, D'antonio, Petronella, Hilinski, and Lynch stated removing the stairs from the porch and continuing the railing was acceptable for the entrance regulation.

Public Participation

None

MOTION by: Terrence Lynch **seconded:** Joseph Mule 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.

Commissioner Petronella reviewed the site-specific conditions.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve the waiver of the 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 PH# 3119 with 2 additional 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. **PH# 3120 - 95 High Street** - Application for a special use permit for live entertainment with liquor for Sarapes Restaurant; Cutbertu Chavez, Applicant; Brightside Plaza LLC, Owner; Map25/Lot 6; TD-5 Zone

DOR: 3/27/2025; MPHOD: 5/31/2025; MPHCD: 7/5/2025

Cutbertu Chavez, Applicant, 49 Alden Avenue; Maria Chavez, 46 Alden Avenue.

Ms. Maria Chavez stated the restaurant is looking to bring in entertainment on the weekends.

Assistant Planner Driver stated the business is proposing to keep the restaurant and bar open and have live entertainment from 10:00 pm to 2:00 am. She stated all department comments are satisfied.

Commissioner DeGray stated she is concerned with the potential noise level.

Public Participation

None

MOTION by: Walter Kruzel **seconded:** Joseph Mule 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 the waiver of the 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:** Kenneth Hilinski to approve PH# 3120 for a special permit for live entertainment with liquor on weekends from 10:00 pm to 2:00 am.

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.

11. OLD BUSINESS

None

12. NEW BUSINESS

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 - **Scheduled for April 24th**
DOR: 3/27/25; MAD 5/31/25

B. **SPR# 1953 - 242, 274, 284 Brainard Road** - Application for a request to phase Brainard Gardens' construction into two phases; Robert Mannarino, Applicant; Washington Associates of Enfield LLC and Anthony and Frank Troiano + Joseph Petronella, Owners; Map 77/Lots 68 and 67; Map 62/Lot 319; R-44 Zone
DOR: 3/27/25; MAD: 5/31/25

Commissioner Petronella recused himself at 8:18 pm.

Commissioner D'Antonio was seated for Commissioner Petronella.

Dana Steele, Professional Engineer, JR Russo and Associates, 1 Shoham Road, East Windsor; Robert Mannarino, Applicant, 60 Deming Street, South Windsor.

PE Steele stated the applicant would like to split the project into two phases, beginning with the west portion of the project with 17 units and a temporary cul-de-sac.

Commissioner Grillo stated this is the norm.

Director Whitten clarified Phase 1 and Phase 2 must be bonded separately.

Chair DeGray asked about the number of units.

Assistant Planner Driver stated this is a simple phasing application with no department

concerns.

MOTION by: Kenneth Hilinski **seconded:** Joseph Mule to approve SPR# 1953 with 9 conditions.

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 8:33 pm.

C. SPR# 1736 - 1 Peerless Way - Extension Request

Rachel Fancy, Attorney, Fitzgerald Law, 46 Center Square, East Longmeadow, MA;
Anthony Palazzesi, Owner, Wilbraham, MA.

Attorney Fancy stated the applicant needs an extension to finish the landscaping.

Director Whitten stated the application was approved in 2017 and expired in December of 2022. The applicant received building permits but did not finish the landscaping. She recommended an extension of 6 months.

Chair DeGray stated a 3 month extension should be enough.

Attorney Fancy supported a longer time in case of supply chain issues.

Commissioner Grillo asked what work is left on the site.

Mr. stated they completed about 45% of plantings before getting clarification on the remaining area.

Director Whitten confirmed the remaining plantings are indigenous and local.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve a 4 month extension for landscaping improvement that will expire August 10, 2025.

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 Kruzel asked about the town noise ordinance pertaining to overly loud cars.

14. DIRECTOR OF PLANNING REPORT

Director Whitten reported on the American Planning Association National Conference.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

None

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 8:49 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary