



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

April 24, 2025

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

<https://www.youtube.com/watch?v=tkr65eTEv9A>

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, Robert Anderson, Christian D'Antonio, Walter Kruzel

Absent:

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

4. APPROVAL OF MINUTES

A. April 10, 2025

MOTION by: Walter Kruzel **seconded:** Terrence Lynch to approve the minutes from April 10, 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 No: None Abstain: Francis Alaimo.

B. April 16, 2025 - Special Workshop Meeting

MOTION by: Joseph Mule **seconded:** Walter Kruzel to approve the minutes from April 16, 2025 Special Workshop Meeting.

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

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to move Agenda item 12.B after Public Participation.

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.

5. TOWN ATTORNEY REPORT

None

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 - **SCHEDULED TO BE HEARD ON 4/24/2025**

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

Evan Seeman, Attorney, Robinson+Cole, 1 State Street, Hartford; Mitch Hohlen, Director of Development, Woodsonia Real Estate Inc., 21160 C Street, Elkhorn, Nebraska; Dean Apostoleris, Professional Engineer, Kimley-Horn, 1 North Lexington Avenue, White Plains, New York.

Director Whitten reviewed the purpose and process of the proposed Special Development District regulation.

Chair DeGray stated there were multiple edited proposals.

Director Whitten stated they adjusted the regulation to include instances where the applicant is not the developer.

Chair DeGray stated she has concerns with taking out landscaping and recreational use, the length of the plan before expiration, and the 30% building increase.

Attorney Seeman reviewed the revisions proposed by Woodsonia, stating they would allow for greater flexibility.

Mr. Hohlen stated elements such as landscaping and parking are built into the SDD Master Plan so changes should not need to come back before the board.

Chair DeGray stated she wants to see more specifics.

Commissioner D'Antonio stated he wants to see a proposal with details and understands it may change slightly.

Mr. Hohlen explained Woodsonia's reason for seeking a longer timeframe.

Director Whitten stated she trusts Woodsonia is going to do what they say they are going to do. She feels most proposed changes are something the staff can work with.

Chair DeGray stated the proposed amendment will affect the whole town.

Commissioner Hilinski stated he wants to give flexibility to the developer and does not have a problem with the timeframe or 30%.

Commissioner Lynch stated he agrees with Commissioner Hilinski but 30% is a big change.

Commissioner Alaimo stated he agrees with Commissioners Hilinski and Lynch. He asked if there is a time limit on the grant.

Commissioner Anderson asked for clarification on why Woodsonia wants to add and remove the components.

Director Whitten stated a lot of these details will be addressed when they present their Master Plan.

Commissioner Petronella stated the point of the regulation is to add some leeway.

Director Whitten clarified once they start building, the Master Plan does not have an expiration.

Public Participation

Mary Ann Turner, 7 Meadow Road - Ms. Turner stated the amendment needs much more workshopping and discussion before any decisions are made.

Attorney Seeman responded to the public comments.

Director Whitten stated she thinks the proposed amendment is very good and needs only minor wording changes.

Chair DeGray reiterated she has issues with removing landscaping and recreation.

Director Whitten stated the site plans will have those specifics.

Commissioner D'Antonio clarified the proposal is a zone change which allows the Commission a lot of discretion.

Public Participation

Mary Ann Turner, 7 Meadow Road - Ms. Turner shared her concerns about broad and ambiguous language in the amendment.

Director Whitten responded to public comments.

Commissioner Mule suggested tabling the application while the proposed changes are made.

MOTION by: Joseph Mule **seconded:** Terrence Lynch to table XZA# 25-02 to May 8, 2025.

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: Kenneth Hilinski **seconded:** Joseph Mule to approve 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.

10. NEW PUBLIC HEARINGS

A. **PH# 3121** - PH# 3121- Text Amendment application for Table 5.20 and Section 5.20.1 to add language of use of a car wash to the BR Zone with conditions; Russel Speeder's Car Wash of Connecticut LLC, Applicant; Joseph P Williams, Representative; BR Zones

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

Joseph Williams, Attorney, Shipman & Goodman, 1 Constitution Plaza, Hartford; Peter Yeskey, President, Connecticut Valley Development, 502 Halladay Avenue, Suffield.

Attorney Williams presented a proposed amendment to add use of a car wash to the Business Regional (BR) Zone. He stated the applicant believes it advances the goals of Enfield's Plan of Conservation and Development. He reviewed relevant case law in response to Attorney Landolina's letter.

Assistant Planner Driver stated the wording limits the number of parcels that would be eligible.

Commissioner Kruzel asked what zone is across the street.

Assistant Planner Driver clarified car washes are currently only allowed in the BG Zone.

Commissioner Hilinski stated he is concerned about a proliferation of car washes through the BR Zones.

Chair DeGray proposed a separation distance between car washes.

Commissioner Petronella stated the BR zone was intended for large scale, higher end businesses and does not conform with a car wash.

Assistant Planner Driver stated from a land-use perspective it is a comparable use.

Commissioner Anderson stated every car wash is next to a gas station.

Commissioner Petronella stated Advance Auto is retail.

Commissioner Lynch asked what kind of back-up of cars the applicant would expect.

Assistant Planner Driver stated if the car wash is approved via special permit, a traffic study would be done.

Public Participation

None

Commissioner D'Antonio stated he does not think a car wash is a great fit for the BR Zone.

Chair DeGray stated she is interested in exploring other separation distances in the workshops.

Commissioner D'Antonio stated there is nothing stopping other places from changing to a type of zone.

Commissioner Petronella stated there is nothing stopping others from asking for another text amendment.

Commissioner D'Antonio stated the acreage is completely arbitrary and he feels this regulation is not well written.

Mr. Yeskey stated the applicant would not open a car wash if it was not practical from a business standpoint.

MOTION by: Terrence Lynch **seconded:** Joseph Mule 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# 3121 to add language of the use of a car wash to the BR zone with the finding that the proposal is consistent with the Plan of Conservation and Development and with the added condition of a separation of 1000 feet for businesses with similar use effective May 12, 2025.

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

Commissioner Petronella stated he does not support the amendment because it is not in conformance with other BR zone uses.

Commissioner Alaimo stated he does not support the amendment for the same reasons as Commissioner Petronella.

11. OLD BUSINESS

None

12. NEW BUSINESS

A. 8-24 - CIP Presentation

Postponed to May 8, 2025.

B. 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

DOR: 3/27/25; MAD 5/31/25

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

Attorney Smith explained the application does not diminish the residential plan that was already approved.

Director Whitten stated the lot lines are modified and there is now more conservation area. Commissioner Hilinski confirmed the Health Department comments would be covered somewhere.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve SPR# 1952 for a lot line reconfiguration and new property boundaries.

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.

13. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio asked for any updates on the relocation of the mall bus stop.

14. DIRECTOR OF PLANNING REPORT

Director Whitten stated 35 Bacon Road has been sold to Amazon.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3122 - 900 Enfield Street** - Application per Section 10.30.2.B.ii and Section 10.30.7.J for an internally illuminated sign; Jeremy Waycott, Applicant; Fleet National Bank of Connecticut; Owner; Map 26/Lot 13; TD-5 Zone

B. **PH# 3123 – 15 Salerno Drive** – Application for a special use permit to allow an accessory apartment; Samantha and David Parker, Applicant/Owner; Map 103/Lot 80; R-44 Zone

C. **PH# 3124 - 100 High Street** - Application for a change of use from Church to Theater; Opera House Players, Applicant/Owner; Map 25/Lot 131; TD-5 Zone

Assistant Planner Driver clarified the application is a site plan review application and should read as **SPR# 1954 - 100 High Street** - Application for a site plan review; Opera House Players, Applicant/Owner; Map 25/Lot 131; TD-5 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 10:00 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary