



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

May 8, 2025

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

<https://www.youtube.com/watch?v=a2tUWmnkCiQ>

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, Christian D'Antonio, Walter Kruzel, Rob Anderson

Absent:

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

4. APPROVAL OF MINUTES

A. April 24, 2025

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from April 24, 2025.

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.

B. April 30, 2025 - Special Workshop Meeting

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from April 30, 2025 Special Workshop Meeting.

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

A. April 30, 2025

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to move Agenda Items 12A and 12B after Agenda Item 8.

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: Walter Kruzel **seconded:** Ken Hilinski to move Agenda Items 10A and 10B after Agenda Item 12B.

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.

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 Evan Seeman, Attorney, Robinson+Cole, 1 State Street, Hartford.

Director Whitten reviewed the purpose of the Special Development District. She stated the town realized there are many projects that could benefit from updated SDD regulations.

Attorney Seeman stated Woodsonia supports the most current proposed amendment.

Director Whitten reviewed the changes on the current proposal.

Public Participation

Ann Marie Galdenzi, 1330 Enfield Street - Ms. Galdenzi stated she does not support the amendment as previously written.

Pat Tallarita, 11 Pearl Street - Mr. Tallarita spoke as the Chair of the Thompsonville Fire District, sharing concerns about the mall property and abandoned buildings. Speaking as a private citizen, he stated he supports actions to move the mall project forward.

Karen Laplante, 166 North Maple Street - Ms. Laplante stated she does not support the amendment.

Director Whitten responded to public concerns.

Chair DeGray asked if there was a way to do something for the mall area while still talking about the amendment proposal.

Commissioner Kruzel clarified that section F was still included.

Commissioner Grillo stated he agrees with Chair DeGray.

Commissioner Mule stated he thinks the proposal is great.

Commissioner Alaimo stated he thinks the proposal is good as it is.

Commissioner Lynch stated he thinks the amendment will allow developers to approach the town.

Commissioner Hilinski stated he likes the revised plan and its flexibility.

Commissioner D'Antonio stated he thinks the amendment has a good balance.

Commissioner Anderson stated he likes the mall being its own zone.

Public Participation

Ann Marie Galdenzi, 1330 Enfield Street - Ms. Galdenzi stated she does not support affecting all zones with the proposed amendment.

Karen Laplante, 166 North Maple Street - Ms. Laplante stated the amendment is very vague.

Director Whitten responded to public comments, reiterating the vagueness will be settled with the Master Plan.

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.

Commissioner Petronella stated he supports the application overall.

Commissioner D'Antonio clarified logistics.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH XZA# 25-02 effective May 26, 2025 with the finding that the amendment 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.

10. NEW PUBLIC HEARINGS

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

DOR: 4/24/2025; MPHOD: 6/29/2025; MPHCD: 8/3/2025

Jeremy Waycott, Arnco Sign Company, Inc, 1133 South Broad Street, Wallingford.

Mr. Waycott explained they are proposing to add signs to the canopy.

Assistant Planner Driver stated there are no other department comments. The original application was denied according to regulations so the applicant is appealing to the Commission.

Commissioner Hilinski asked for clarification of the proposed sign placement.

Commissioner Petronella asked for clarification on the directional signage.

Public Participation

None

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# 3122 for changes to the signage at 900 Enfield Street.

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# 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

DOR: 4/24/2025; MPHOD: 6/29/2025; MPHCD: 8/3/2025

Samantha Parker, 15 Salerno Drive.

Ms. Parker explained they are requesting a special permit for an accessory apartment to be used as an in-law apartment for her elderly parents.

Assistant Planner Driver stated the applicant was granted a favorable report from the Health Department and there were no other department concerns.

Commissioner Hilinski asked about the building department comment.

Commissioner Kruzel asked for clarification on the building plans.

Chair DeGray asked about the effect of the increase in bedrooms on the septic system.

Commissioner Petronella asked about the septic tank upgrade shown on the plans.

Public Participation

None

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 the waiver of a 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# 3123 for a special use permit to allow an accessory apartment.

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

A. CGS 8-24 - CIP Presentation

Don Nunes, Director of Public Works, 40 Moody Road.

Director Nunes presented the proposed Capital Improvement Plan for fiscal year 2026. He reviewed items and projects for multiple town departments, including Water Pollution Control.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve CGS 824 for the Capital Improvement Plan for fiscal year 2026.

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. **SPR# 1954- 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

DOR: 4/24/2025; MAD: 6/29/2025;

Maya Nicole Matthews, President, Opera House Players, 159 Brainard Road.

Ms. Matthews stated the Opera House Players are applying for a change of use from a church to a theater.

Assistant Planner Driver stated there are no planned exterior changes and parking alternatives were explored in 2018. She stated there are dumpsters on the property that may need to be relocated and a storage container that requires a special permit. There are no departmental concerns.

Chair DeGray asked why there is a storage container and how long do they need it there.

Ms. Matthews agreed to a duration of thirty days for the storage container.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve the waiver of a 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 a special permit for a storage container for a duration of 30 days.

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 SPR# 1954 for a change of use from a place of worship to a theater.

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 Mule inquired about replacing the microphones that are falling apart.

Commissioner D'Antonio clarified that the Flood and Erosion Control Board is part of the Planning and Zoning Commission.

14. DIRECTOR OF PLANNING REPORT

Director Whitten stated Stephen Hiney will be attending a Connecticut Association of Zoning Enforcement Officials training next week.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3124 - 130 Town Farm Road** - Application for a special use permit to revise a liquor permit to include entertainment for a banquet facility. William D. Kamerer applicant/owner. Map 89/Lot 50; R-44 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 8:31 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary