



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

May 22, 2025

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

<https://www.youtube.com/watch?v=NPB-ufVF1fs>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair DeGray called the meeting to order at 7:01 pm.

2. FIRE EVACUATION ANNOUNCEMENT

Announced.

3. ROLL CALL

Present: Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Terrence Lynch

Absent: Francis Alaimo, Vinnie Grillo, Walter Kruzel

Christian D'Antonio and Rob Anderson were seated for Francis Alaimo and Vinnie Grillo.

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

4. APPROVAL OF MINUTES

A. May 8, 2025

MOTION by: Joseph Mule **seconded:** Terrence Lynch to approve the minutes from May 8, 2025.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Terrence Lynch No: None Abstain: None.

5. TOWN ATTORNEY REPORT

None

6. ZONING ENFORCEMENT OFFICER'S REPORT

Zoning Enforcement Officer Rachele reviewed the Zoning Enforcement Report from September 2024 through May 2025.

MOTION by: Terrence Lynch **seconded:** Kenneth Hilinski to add Maplewood Village Apartments on South Road under agenda item 12.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Terrence Lynch No: None Abstain: None.

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

9. CONTINUED PUBLIC HEARINGS

None

10. NEW PUBLIC HEARINGS

A. **PH# 3124 - 130 Town Farm Road** - Application for a special use permit to revise the liquor permit to include entertainment for a banquet facility; William D. Kameron, Applicant/owner; Map 89/Lot 50; R-44 Zone

DOR: 5/8/2025; MPHOD: 7/12/2025; MPHCD: 8/16/2025

Tabled

11. OLD BUSINESS

None

12. NEW BUSINESS

A. **PH# 3090 - Maplewood Village - 153 South Road** - Large Flexible Housing: Informal discussion on modifying storage spaces from attic to inside units

Emily Mitchell, Director of Development, A.R. Building Co., 310 Seven Fields Boulevard, Seven Fields, PA; Jason Kambitsis, President, A.R. Building Co., 310 Seven Fields Boulevard, Seven Fields, PA.

Ms. Mitchell reviewed the Maplewood Village plans. She showed an example of a similar property's integrated storage.

Mr. Kambitsis explained the change will allow the compressors to be situated on the roof instead of the ground.

Commissioner Petronella confirmed the configuration of the units is not changing, just the interior layout.

The Commission supported modifying the storage spaces by unanimous consent.

13. COMMISSIONER'S CORRESPONDENCE

None

14. DIRECTOR OF PLANNING REPORT

Director Whitten stated the Planning and Zoning Office will be moved to 810 Enfield Street on June 14, 2025.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR# 1955 - 188 Moody Road** - Application for an admin approval seeking reductions to original approval of SPR 1946; Troiano Realty Corporation, Owner/Applicant; Map 100/Lot 2; I-1 Zone

Director Whitten reviewed the reductions to the site plan, stating the plan will be split in two phases.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve the proposed phasing modification of a site plan.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Terrence Lynch No: None Abstain: None.

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3125ZA** - Text Amendment Application to add a footnote under Table 8.10.3 in Section 8.10.3 for liquor class separation distance requirements; 12 Alden Ave, LLC, Applicant

B. **SPR# 1955 - 188 Moody Road** - Application for an admin approval seeking reductions to original approval of SPR 1946; Troiano Realty Corporation, Owner/Applicant; Map 100/Lot 2; I-1 Zone

C. **PH# 3126 - 3 Weymouth Road** - Application for a special use permit for a daycare facility within the existing fitness center; Enfield Club Properties LLC, Owner/Applicant; Map 17/Lot 86; B-G, KS & ES, SDOD Zones

17. OPPORTUNITIES/UNRESOLVED ISSUES

None

18. EXECUTIVE SESSION

None

19. ADJOURNMENT

MOTION by: Kenneth Hilinski **seconded:** Joseph Mule

UPON A SHOW OF HANDS VOTE, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 7:37 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary