



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

June 12, 2025

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

https://www.youtube.com/watch?v=RR5w2liC_80

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: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella,
Rob Anderson, Walter Kruzel, Christian D'Antonio

Absent: Francis Alaimo, Terrence Lynch

Walter Kruzel and Rob Anderson were seated for the Terrence Lynch and Francis Alaimio.
Also present were Director of Planning, Laurie Whitten; Assistant Planner, Georgienna Driver; and Recording Secretary, Dorey Marinone.

4. APPROVAL OF MINUTES

A. May 22, 2025

MOTION by: Joseph Mule **seconded:** Walter Kruzel to approve the minutes from May 22, 2025.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson No: None Abstain: Walter Kruzel.

B. May 21, 2025 - Special Meeting

MOTION by: Joseph Mule **seconded:** Walter Kruzel to approve the minutes from May 21, 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, Rob Anderson, Walter Kruzel No: None Abstain: None.

5. TOWN ATTORNEY REPORT

A. May 23, 2025

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

A. PH# 2926 - 561 Hazard Avenue - Bond Release

Assistant Planner Driver stated the site inspection found the requirements to be fulfilled.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve the release of the Erosion & Sediment Control Bond, the Site Restoration Bond, and the Landscape Bond to the applicant.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel No: None Abstain: None.

9. CONTINUED 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

Bill Kameron, Owner, 250 Broadbrook Road.

Assistant Planner Driver stated this would be a modification of an existing permit, however, the site inspection showed inconsistencies with the original permit, requiring the owner to comply or obtain an as-built survey.

Commissioner Mule suggested Entrance Only and Exit Only signage.

Commissioner Hilinski stated he wants to see the parking lot striped.

MOTION by: Joseph Mule **seconded:** Kenneth Hilinski to table PH# 3124.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel No: None Abstain: None.

10. NEW PUBLIC HEARINGS

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

DOR: 5/22/2025; MPHOD: 7/26/2025; MPHCD: 8/30/2025

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks.

Attorney Landolina explained the applicant is seeking the amendment for liquor class

separation distance requirements.

Commissioner Kruzel asked for clarification on the different classes.

Assistant Planner Driver stated the town is not required to go to the Capitol Region Council of Governments.

Commissioner DeGray stated this could change precedent.

Commissioner Kruzel stated churches were not in storefronts years ago.

Commissioner DeGray clarified the property is in a TD-5 Zone.

Director Whitten clarified the definition of a church.

Public Participation

None

MOTION by: Walter Kruzel **seconded:** Joseph Mule to close the public hearing.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel No: None Abstain: None.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve PH# 3125ZA in the TD-4 and TD-5 zones with the finding that the amendment is consistent with the POCD.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel No: None Abstain: None.

B. PH# 3126 - 3 Weymouth Road - Application for a special use permit for a daycare facility within the existing fitness center; Enfield Club Properties LLC, Applicant/Owner; Map 17/Lot 86; BG and KSESOD Zones

DOR: 5/22/2025; MPHOD: 7/26/2025; MPHCD: 8/30/2025

Steve Capezzzone, Owner, Healthtrax, 73 Mahoney Road, Colchester; Jennie Rinaldi, Owner, The World of Imaginations, 15 Noah Chapin Drive, Somers.

Mr. Capezzzone stated it is a great opportunity for the fitness club and the daycare to partner.

Assistant Planner Driver stated parking is sufficient.

Commissioner DeGray clarified the daycare is not a drop in service.

Commissioner Anderson asked if there is currently any type of daycare and asked about security.

Commissioner Petronella clarified where the daycare would be located in the building.

MOTION by: Walter Kruzel **seconded:** Kenneth Hilinski to close the public hearing.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel No: None Abstain: None.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve a waiver of a "C" Buffer.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel No: None Abstain: None.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve PH# 3126 for a special use permit for a daycare facility.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel No: None Abstain: None.

11. OLD BUSINESS

None

12. NEW BUSINESS

None

13. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio stated the Agricultural Commission is still working through its suggestions for the regulations.

Commissioner D'Antonio shared information from the Regional Planning Commission Meeting.

14. DIRECTOR OF PLANNING REPORT

Director Whitten stated the developer at Stonebridge Commons would like to change the architecture style.

Commissioner Petronella recused himself.

Commissioner Hilinski asked why they are changing the architecture.

MOTION by: Walter Kruzel **seconded:** Joseph Mule to accept the new architecture style.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel No: None Abstain: None.

Commissioner Petronella rejoined the meeting.

Director Whitten stated Planning and Zoning will be relocating to the new location on Saturday.

Director Whitten will not be at the meeting on June 26, 2025.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3127 - 20 Oliver Rd** - Application for a special use permit to develop a horse training facility; Seafood Delight Farms LLC, Applicant/Owner; Map 47/Lot 42; I-1 Zone

B. **FLD# 47 - 20 Oliver Road** - Application for a special flood hazard permit; Seafood Delight Farms, Applicant/Owner; Map 47/Lot 42; I-1 Zone

C. **SPR# 1956 - 1561 King Street** - Application for a Site Plan Approval for the development of an EV Charging Station and Cafe; Global Development LLC, Applicant; Alaimo Family, LLC, Owner; BG Zone/ KSESDOD Overlay Zone

Edited to:

PH# 3128 - 1561 King Street - Application for a Site Plan Approval for the development of an EV Charging Station and Cafe; Global Development LLC, Applicant; Alaimo Family, LLC, Owner; BG Zone/ KSESDOD Overlay 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 8:22 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary