



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

June 26, 2025

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

<https://www.youtube.com/watch?v=yUxXcpEpx9M>

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, Christian D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel

Absent: Vinnie Grillo, Kenneth Hilinski, Terrence Lynch

Christian D'Antonio, Rob Anderson, and Walter Kruzel were seated for the absent Commissioners.

Also present were Assistant Planner, Georgienna Driver and Recording Secretary, Dorey Marinone.

4. APPROVAL OF MINUTES

A. June 11, 2025 - Special Meeting

MOTION by: Joseph Mule **seconded:** Walter Kruzel to approve the minutes from June 11, 2025 Special Meeting.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Christian D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Rob Anderson No: None Abstain: Francis Alaimo, Walter Kruzel.

B. June 12, 2025

MOTION by: Joseph Mule **seconded:** Walter Kruzel to approve the minutes from June 12, 2025.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel No: None Abstain: None.

C. June 18, 2025 - Special Meeting

MOTION by: Joseph Mule **seconded:** Walter Kruzel to approve the minutes from June 18, 2025 Special Meeting.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Christian

D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel No:
None Abstain: Francis Alaimo.

5. TOWN ATTORNEY REPORT

None

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

Mary Ann Turner, 7 Meadow Road. Ms. Turner shared concerns regarding compliance issues on the Pheasant Hill Drive.

8. BOND RELEASE(S)

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. Kamerer, Applicant/owner; Map 89/Lot 50; R-44 Zone

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

Bill Kamerer, Owner, 250 Broadbrook Road.

Mr. Kamerer stated he would be addressing the inconsistencies found through the site inspection including adding striping to the parking lot and landscaping.

Assistant Planner Driver stated there were no other departmental requirements. Engineering would like the curb cut reduced but is not requiring it.

Commissioner Anderson asked what kind of trees will be planted.

Commissioner D'Antonio confirmed the striping would be in front of the building entrance.

Commissioner Petronella asked for clarification on where the entertainment would be.

Assistant Planner Driver clarified site maintenance is required for special permit applications.

Chair DeGray confirmed there would be sufficient parking for events.

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: Francis Alaimo, Christian D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel
No: None Abstain: None.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve the waiver of a site plan.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel

No: None Abstain: None.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve PH# 3124 to revise the liquor permit to include entertainment with the listed conditions and noting the site plan is modified to include landscape trees, parking lot striping, gravel on the driveway, and the existing curb cut will remain.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel
No: None Abstain: None.

10. NEW PUBLIC HEARINGS

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

DOR: 6/12/2025; MPHOD: 8/16/2025; MPHCD: 9/20/2025

MOTION by: Walter Kruzel **seconded:** Joseph Mule to table PH# 3127.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel
No: None Abstain: None.

B. **PH# 3128 - 1561 King Street** - Application for a Special Use Permit for the development of an EV Charging Station and Cafe and waiver per 8.60.F; Global Development LLC, Applicant; Alaimo Family, LLC, Owner; BG Zone/ KESDOD Overlay Zone

DOR: 6/12/2025; MPHOD: 8/16/2025; MPHCD: 9/20/2025

Bob Patrick, Owner, SunEv, 182 Dusky Lane, Suffield; Dante Boffi, Architect, 33 Silverbrook Lane, North Granby.

Commissioner Alaimo clarified he is not part of the Alaimo Family, LLC.

Mr. Patrick explained the SunEV charging station will include 21 chargers, a cafe, and an office area.

Mr. Boffi presented the design of the site.

Assistant Planner Driver reviewed requirements and departmental comments.

Commissioner D'Antonio asked for clarification on landscaping and the property lines.

Commissioner Anderson asked for more information about fire suppression.

Commissioner Kruzel asked about the curb cut.

Commissioner DeGray asked if the site will be completely off the grid.

Public Participation

None

MOTION by: Walter Kruzel **seconded:** Joseph Mule to table PH# 3128.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis

Alaimo, Christian D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel No: None Abstain: None.

11. OLD BUSINESS

None

12. NEW BUSINESS

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

DOR: 6/12/2025; MAD: 8/16/2025

MOTION by: Walter Kruzel **seconded:** Joseph Mule to table FLD# 47.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Christian D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Rob Anderson, Walter Kruzel No: None Abstain: None.

13. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio confirmed Zoning Enforcement is already involved in violations at Pheasant Hill Drive.

14. DIRECTOR OF PLANNING REPORT

Assistant Planner Driver shared the approved site plan for Enfield Manor and reviewed the phasing plans.

The Commission agreed to administrative approval on the application.

Assistant Planner Driver stated the department is officially relocated to 810 Enfield Street.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

PH# 3129 - 33 North River Street - Application for a Special Use Permit to develop a multifamily apartment complex with associated site improvements and amenities; 33 North River Street, LLC, Applicant; Ilona Levitz, Owner; Map 7/Lot 3; TD-4 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 8:05 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary