



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

July 10, 2025

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

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

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, Joseph Mule, John Petronella, Terrence Lynch, Walter Kruzel, Christian D'Antonio, Rob Anderson

Absent: Kenneth Hilinski

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

Walter Kruzel was seated for Kenneth Hilinski.

4. APPROVAL OF MINUTES

A. June 26, 2025

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to approve the minutes from June 26, 2025.

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

5. TOWN ATTORNEY REPORT

A. June 24, 2025

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to move Agenda Item 12A before

Agenda Item 10A.

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

8. BOND RELEASE(S)

None

9. CONTINUED PUBLIC HEARINGS

A. **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

Tabled

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: Terrence Lynch **seconded:** Walter Kruzel to table PH# 3127 until applicant's arrival.

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

Tim Coon, Professional Engineer, JR Russo and Associates, 1 Shoham Road, East Windsor.

PE Coon presented plans for a horse training facility including 3 barns and a half-mile track. He stated current drainage patterns will be maintained.

Commissioner Kruzel asked for clarification on site plan.

Commissioner Grillo stated he was okay without a sidewalk.

Commissioner Alaimo asked about the culverts.

Chair DeGray asked if the manure enclosure could be relocated.

Assistant Planner Driver stated the barns will not be connected to the public sewer. The application meets all requirements and department comments are satisfied. She explained the sidewalk could be waived due to being in the wetlands flood zone.

Public Participation

Jeremy Dugas, 1269 Enfield Street - Mr. Dugas stated he was concerned about drainage

through the property at 4 Oliver Road.

Anne Dugas, 1269 Enfield Street - Ms. Dugas spoke about water concerns at 4 Oliver Road.

PE Coon responded to public comments.

Commissioner Alaimo asked if less water will go under the highway.

Commissioner Grillo spoke about the movement of water around Oliver Road.

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, Linda DeGray, Vinnie Grillo, Joseph Mule, John Petronella, Terrence Lynch, Walter Kruzel No: None Abstain: None.

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

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

MOTION by: John Petronella **seconded:** Walter Kruzel to approve PH# 3127 with 4 site specific conditions.

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

B. **PH# 3129 - 33 North River** - Application for a Special Use Permit to develop a multi-family apartment complex with associated site improvements and amenities; 33 North River Street, LLC, Applicant; Ilona Levitz, Owner; Map 7/Lot 3; TD-4 Zone

DOR: 6/26/2025; MPHOD: 8/30/2025; MPHCD: 10/4/2025

Steve Caprio, Honeycomb Real Estate Partners, 311 Garden Street, Wethersfield; Greg Vaca, Grava Properties, 83 Stoner Street, West Hartford; Greg Wilson, Senior Landscape Architect, Fuss & O'Neill, 59 Elm Street, New Haven; Robert Walker, Civil Engineer, Fuss & O'Neill, 59 Elm Street, New Haven; Mark Vertucci, Senior Transportation Engineer, Fuss & O'Neill, 1 Financial Plaza, Hartford; Paul Santos, Architect, Newman Architects, 265 Church Street, New Haven; Lewis Brown, Honeycomb Real Estate Partners, 20 Avon Meadow Lane, Avon; Marilee Gonzalez, Environmental Engineer, Fuss & O'Neill, 1 Financial Plaza, Hartford.

Mr. Vaca reviewed the scope of the plans.

Mr. Caprio presented information regarding the ownership of North River Street. He stated the plans comply with height, parking, and sidewalk requirements.

Mr. Wilson reviewed the site history, explained the site cleanup process and presented the site plan.

Mr. Walker presented the storm water runoff plans and the erosion and sediment control plans.

Mr. Wilson presented the landscaping plans and the photometric plans.

Mr. Vertucci reviewed the traffic study.

Mr. Santos presented the proposed architecture.

Mr. Vaca spoke about the benefits of the remediated site.

Commissioner Kruzel asked about flooding.

Commissioner Alaimo asked for clarification on the North River Street easement.

Commissioner Anderson stated he was concerned about the parking minimums and snow removal.

Mr. Brown explained the snow removal plans.

Commissioner D'Antonio clarified the landscaping plans at the entrance and asked about shade on the property.

Commissioner Petronella asked about the EV parking spaces and bike storage.

Chair DeGray asked about the maintenance of the parking lot after snow season. She requested the fence height next to the neighboring home be increased. She asked for clarification on public access to the river walk and about storage within the units. She asked how nearby residents would be protected during site remediation.

Ms. Gonzalez explained the environmental protection strategies that would be used during the site remediation.

Chair DeGray asked about plans to protect any endangered species.

Director Whitten clarified the parking requirements for the site and reiterated they have been met.

Assistant Planner Driver summarized the text amendment to Section 8.120-Thompsonville Districts. She reviewed the proposed on-site amenities and reviewed the updated departmental comments.

Public Participation

Majorie Stradinger, 35 North River Street - Ms. Stradinger asked about the timeframe for excavation and remediation and stated concerns about heavy metals.

Jay Stradinger, 35 North River Street - Mr. Stradinger stated he supports the plans.

Bill Cote, 343 Elm Street - Mr. Cote spoke as a representative of the Conservation Commission. He asked about storm water drainage and landscaping.

Karen Laplante, 166 North Maple Street - Ms. Laplante spoke against the development and shared documents relating to the ownership of North River Street.

Melissa Blowers, 73 North Street - Ms. Blowers asked about the duration of construction and communication with utilities.

Mary Ann Turner, 7 Meadow Road - Ms. Turner stated her support for the project and asked about the trains affecting the snow.

Karen Laplante, 166 North Maple Street - Ms. Laplante stated issues with the street and storm water system need to be addressed.

Mr. Caprio and Mr. Vaca responded to public comments.

Mr. Caprio presented documents pertaining to the ownership of North River Street.

Commissioner Kruzel asked for more information on the storm water plans.
Commissioner Mule clarified the easement.
Commissioner Alaimo clarified there are no violations in the presented plans.
Commissioner D'Antonio requested an exterior bike rack as a condition of approval. He stated he feels the plans meet storage and public amenity requirements.
Commissioner Petronella stated he wanted to double-check all possible violations.
Chair DeGray stated she wanted to double-check on the road.
Assistant Planner Driver stated there were no concerns from the Water Pollution Control department.

Public Participation

Karen Laplante, 166 North Maple Street - Ms. Laplante clarified the map she submitted was from the Assessor's office.
Glenn Lees, 37 North River Street - Mr. Lees spoke in support of the development and spoke about his property deed on North River Street.

Mr. Brown stated the proposed development complies with all requirements for TD-4 and requested the Commission close the hearing and vote.

Assistant Planner Driver confirmed the development satisfies all the zoning regulations.

MOTION by: Francis Alaimo **seconded:** Terrence Lynch to close the public hearing.

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

MOTION by: John Petronella **seconded:** Joseph Mule to table PH# 3129 to the July 24, 2025 meeting.

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

MOTION by: Francis Alaimo **seconded:** Walter Kruzel to approve a five-minute recess.

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

Chair DeGray called the meeting back to order at 10:03 pm.

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:** Terrence Lynch to table FLD #47 until applicant's arrival.

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

Tim Coon, Professional Engineer, JR Russo and Associates, 1 Shoham Road, East Windsor.

PE Coon presented flood storage plans for the site.

Assistant Planner Driver stated there is no proposed building in the flood zone but grading will affect it. The proposed plan will result in a net increase in flood storage capacity and a sidewalk would decrease the capacity. There are no departmental concerns.

Commissioner D'Antonio clarified where the excavation is.

Commissioner Petronella asked if there was a waiver for sidewalks.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve FLD# 47.

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

13. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio shared the Agricultural Commission finished reviewing its regulation recommendations.

Assistant Planner Driver stated the commuter lot will be relocating to 90 Phoenix Avenue.

14. DIRECTOR OF PLANNING REPORT

Director Whitten stated the Commission received a midpoint draft of the updated regulations. There will be a workshop on July 16th.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3130 - 12 Alden Avenue** - Application for a special use permit requesting a Class 4 liquor permit per Section 8.122; Thompson Market, LLC, Applicant; 12 Alden Ave, LLC, Owner; Map 27/Lot 99; 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 11:04 pm.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary