



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

July 24, 2025

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

<https://www.youtube.com/watch?v=3oN25WBEPBw>

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. July 10, 2025

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from July 10, 2025.

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 No: None Abstain: Kenneth Hilinski.

Chair DeGray clarified on page 5, line 8 the WPC had "no comments", not "no concerns".

B. July 16, 2025 - Special Meeting

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from July 16, 2025 Special Meeting.

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

5. TOWN ATTORNEY REPORT

None

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

None

8. BOND RELEASE(S)

None

MOTION by: Terrence Lynch **seconded:** Walter Kruzel to move agenda item 10A 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: Terrence Lynch **seconded:** Walter Kruzel to add PH# 3049 to the agenda as item 12C.

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: Terrence Lynch **seconded:** Walter Kruzel to move agenda items 12B and 12C after the moved agenda item 10A.

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.

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/ KSESOD Overlay Zone

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

Bob Patrick, Owner, SunEv, 182 Dusky Lane, Suffield.

Mr. Patrick review the proposed plans and suggested an egress for emergency vehicles only.

Assistant Planner Driver stated the architectural plans need to be reviewed for the Design Overlay District requirements and all departmental comments have been completed and satisfied.

Commissioner Kruzel stated his concern about OSTA approving a curb cut.

Commissioner Anderson asked about a basement.

Commissioner Petronella clarified the site specific conditions and staff comments.

Public Participation

None

MOTION by: Terrence Lynch **seconded:** Joseph Mule to close the public hearing.

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.

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

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve a setback waiver.

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# 3128 with 5 site specific conditions.

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# 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; Lewis Brown, Honeycomb Real Estate Partners, 20 Avon Meadow Lane, Avon.

Director Whitten reviewed the frontage and property rights of the site and addressed previous public comments. She stated the proposal satisfies or exceeds requirements.

Mr. Caprio presented information addressing public concerns.

Commissioner Alaimo spoke about his experience with the site.

Commissioner Anderson questioned snow removal plans and asked about previous comments regarding visitors.

Commissioner D'Antonio stated he appreciates there is not an excessive amount of parking in a transit-oriented development.

Chair DeGray thanked the applicants for providing the additional information.

Public Participation

None

MOTION by: Terrence Lynch **seconded:** Joseph Mule to close the public hearing.

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: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3129 with 3 site specific conditions.

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# 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

DOR: 7/10/2025; MPHOD: 9/13/2025; MPHCD: 10/18/2025

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

Attorney Landolina stated the applicant wants to sell beer and reviewed parking and the other organizations in the area.

Assistant Planner Driver reviewed the recent text amendments and stated all departmental comments have been satisfied.

Public Participation

None

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

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: John Petronella **seconded:** Kenneth Hilinski to approve a waiver of the 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# 3130 for a special use permit.

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. **SDD - 100 Bright Meadow Boulevard** - Informal Master Plan

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks; Eric Zuena, Architect, ZDS Architecture & Interiors, 2 Charles Street, Providence, Rhode Island; Matt Baldino, Engineer, Solli Engineering, 993 Farmington Avenue, West Hartford.

Mr. Zueno reviewed the design elements of the proposal.

Commissioner Hilinski asked about the commercial plans.

Commissioner D'Antonio asked about connecting the campus to Brainard Road.

Mr. Baldino explained the phases of the site and reviewed the proposed Special Development District regulations.

Commissioner Grillo asked about the 5-story proposed building.

Commissioner Petronella asked about the project phases.

Commissioner Lynch asked about the subdivisions.

Commissioner Hilinski asked if any of the housing would be affordable housing.

Commissioner D'Antonio asked about the large area of the individual units.

Commissioner Alaimo clarified the subdivision and phasing plans.

Director Whitten clarified that the commercial portion of the site is food and beverage and public access.

B. PH# 3066 - 600 Enfield Street - Building Permit Extension Request

Ken Coomes, Representative, HOG, LLC, 191 Main Street, Niantic; Shiraz Choudhary, Applicant, 24 Rachel Drive, Rocky Hill.

Assistant Planner Driver explained the applicant is requesting a 6-month extension to apply for a building permit.

Mr. Coomes reviewed the progress that has been made at the site.

Commissioner Hilinski asked about a demolition and construction timeline.

Commissioner DeGray requested the applicant continue to maintain the property.

Assistant Planner Driver clarified the extension is to obtain a building permit. The applicant has 5 years from the date of original approval to complete the project.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3066 for a 6-month extension to obtain a building permit.

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.

C. PH# 3049 - 92 Main Street - Building Permit Extension Request

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

Attorney Landolina explained the applicant is currently waiting on the Tax Incremental Finance commission and is requesting a 12-month extension.

Assistant Planner Driver reviewed the history of the site.

Commissioner Alaimo stated he represents Planning and Zoning on the TIF Commission and supports the extension.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3049 for a 12-month extension to obtain a building permit.

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

None

14. DIRECTOR OF PLANNING REPORT

Director Whitten stated staff will be meeting with Don Poland to work on the regulations to bring to the Commission.

Director Whitten shared minor modifications on SPR# 1938. The Commission agreed by consensus to Director Whitten approving the modifications.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

None

17. OPPORTUNITIES/UNRESOLVED ISSUES

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 9:43 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary