MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
September 11, 2025
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT
https://www.youtube.com/watch?v=LwG4JyDnOno

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: Christian D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Terrence Lynch, Walter Kruzel

Absent: Francis Alaimo, Vinnie Grillo, Kenneth Hilinski, Rob Anderson

Walter Kruzel and Christian D'Antnio were seated for the absent Commissioners.

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

4. APPROVAL OF MINUTES

A. July 24, 2025

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from the July 24, 2025 meeting.

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

5. TOWN ATTORNEY REPORT

A. August 25, 2025

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

Mary Ann Turner, 7 Meadow Lane. Ms. Turner spoke about the Enfield Marketplace development and the continued violations at Pheasant Hill.

8. BOND RELEASE(S)

A. **SPR# 1872 - 109 Elm St** - Golden Nozzle Landscape Bond

MOTION by: John Petronella **seconded:** Terrence Lynch to approve the release of the landscaping bond of $3293.73.

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

9. CONTINUED PUBLIC HEARINGS

10. NEW PUBLIC HEARINGS

A. **PH# 3131 - 41-43 Pearl Street -** Application to allow a change of use for a Place of Worship on the second floor; David Arce, Applicant; E &D Stovall LLC, Owners; Map 24/Lot 79; TD-5 Zone

DOR: 7/25/2025; MPHOD: 9/28/2025: MPHCD: 11/2/2025

David Arce, Applicant, 144 Wynola Avenue, New Britain.

Mr. Arce requested a change of use for a church on the second floor and explained parking expectations.

Director Whitten reviewed the parking requirements.

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: Christian D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Terrence Lynch, Walter Kruzel No: None Abstain: None.

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

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

MOTION by: John Petronella **seconded:** Walter Kruzel to allow on street parking.

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

MOTION by: John Petronella **seconded:** Walter Kruzel to approve the reduction of onsite parking to be 4.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Christian

D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Terrence Lynch, Walter Kruzel No: None Abstain: None.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve the application to allow a change of use for a Place of Worship on the second floor.

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

MOTION by: John Petronella **seconded:** Walter Kruzel to reduce the application fee for PH# 3131 by $110.

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

11. OLD BUSINESS

12. NEW BUSINESS

A. **SPR# 1957 - 11 Pearl Street -** Application for a site plan review for the establishment of a wireless telecommunications facility; Kenneth Baldwin, Applicant; Patrick and Jeanette Tallarita, Owners; Map 24; Lot 65; TD-5 Zone

DOR: 7/31/2025; MAD: 9/4/2025

Ken Baldwin, Attorney, Robinson+Cole, 1 State Street, Hartford.

Attorney Baldwin presented plans for the adaptive reuse of the hose tower at the old firehouse.

Chair DeGray asked about the size of the battery.

Assistant Planner Driver reviewed the parcel history. She stated the applicant satisfies the zoning regulations and the departmental comments have been satisfied.

Commissioner Mule asked about the fuel for the generator.

Commissioner Kruzel asked about the range of the facility.

MOTION by: John Petronella **seconded:** Terrence Lynch to approve SPR# 1957 application for a site plan review for the establishment of a wireless telecommunications facility.

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

B. **SPR# 1958 - 54 Hazard Ave** - Application for a Site Plan Modification of PH# 2532 to allow a detached independent sustainable bottle redemption container within the existing parking lot of the Stop and Shop Plaza; Polly Johnson, Applicant; Enfield Station LLC, Owner; Map 56; Lot 26; BR Zone

DOR: 8/18/2025; MAD: 10/22/2025

Dan Kiley, Chief of Staff, CLYNK, 100 Waterman Drive, South Portland, Maine.

Mr. Kiley presented plans for a bag-drop bottle redemption container.

Commissioner D'Antonio asked if people park to use the facility.

Commissioner Petronella asked about the placement of the container.

Commissioner Kruzel asked about the process for using the facility.

Chair DeGray asked about door access.

Assistant Planner Driver explained staff could not find a way to fit the container into the current zoning regulations.

MOTION by: John Petronella **seconded:** Walter Kruzel to approve SPR# 1958 application for a Site Plan Modification to allow a detached independent sustainable bottle redemption container within the existing parking lot.

UPON A ROLL CALL VOTE, the Chair declared the motion failed. Yes: None No: Christian D'Antonio, Linda DeGray, Joseph Mule, John Petronella, Terrence Lynch, Walter Kruzel Abstain: None.

Chair DeGray voted no because the application did not fit within the regulations.

Commissioner Mule voted no with no prejudice.

Commissioner D'Antonio voted no because the application did not fit within the regulations.

Commissioner Kruzel voted no because the application did not fit within the regulations.

Commissioner Petronella voted no because it does not conform to the regulations for temporary structures.

13. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio reviewed the Regional Planning Commission September meeting.

14. DIRECTOR OF PLANNING REPORT

Director Whitten notified the Commissioners of a scam alert.

Director Whitten stated next year's schedule has been sent to the Commission for review.

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **PH# 2930/SPR# 1885 - Administrative Approval Request** - Enfield Manor

Director Whitten explained the developer is requesting a 2 phase plan.

The Commissioners were all in favor of administrative approval.

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3132 - 786 Enfield Street** - Application for a special use permit for a change of use to motor vehicle sales; Mohamad Cheriha, Applicant; Shaan Realty, LLC, Owner; Map 29/ Lot 3; KSESDOD/ BG Zone

B. **PH# 3133 - 54 Hazard Ave -** Application for Special Use Permit for an automatic car wash; Russell Speeder's Car Wash of Connecticut, LLC, Applicant; Enfield Station, LLC, Owner; Map 56/Lot 26; BR Zone

C. **PH# 3134MA - 90 Elm Street** - Application for a Zone Change from Business Regional (BR) to Special Development District (SDD); Woodsonia Acquisitions, LLC, Applicant; Enfield Square Realty LLC + Enfield CH LLC + Enfield NASSIM LLC, Owners; Map 42/Lot 29, Maps 43, Lots 16, 17, 24, 26, 29, 30, 31 and Map 45, Lot 75; BR Zone

D. **PH# 3135MA - 85, 100 Bright Meadow -** Application for a zone change from BR to SDD; 100 Bright Meadow Associates LLC, Applicant/Owner; Enfield Development Associates, LLC; Owner; Map 35/Lots 44, 220; BR Zones.

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 8:31 pm.

Respectfully submitted,

John Petronella	Dorey Marinone
Secretary	Recording Secretary