



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

**September 25, 2025
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

<https://www.youtube.com/watch?v=qGcmTqn91vw>

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, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Terrence Lynch, Walter Kruzel

Absent: Francis Alaimo, Vinnie Grillo

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

Christian D'Antonio and Rob Anderson were seated for Francis Alaimo and Vinnie Grillo.

4. APPROVAL OF MINUTES

A. September 11, 2025

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

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

5. TOWN ATTORNEY REPORT

None

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

Mary Ann Turner, 7 Meadow Road. Ms. Turner shared her concern for unintended consequences.

Tom Walsh, 6 Rosanne Street. Mr. Walsh spoke against new developments due to strains on infrastructure.

8. BOND RELEASE(S)

A. **SPR# 1915 - 7 Pearson Way** - Simpson Strong Tie Erosion & Sediment Control Bond

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve the bond release in the amount of \$3293.73.

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

9. CONTINUED PUBLIC HEARINGS

None

10. NEW PUBLIC HEARINGS

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; KSESOD/ BG Zone

DOR: 9/3/2025; MPDOD: 11/7/2025; MPDOD: 12/12/2025

Mark Smith, Engineer, CMG Environmental, 67 Hall Road, Sturbridge, MA; Mohamad Cheriha, Applicant, 8 Paper Chase, South Windsor.

Mr. Smith presented plans for a used car business.

Assistant Planner Driver stated the application would help to decrease the inconformities on the site. She stated parking standards are met and departmental comments, except Engineering, are met.

Commissioner Anderson clarified if auto repair is allowed under the regulations.

Commissioner D'Antonio asked about landscaping and striping.

Commissioner Hilinski clarified the daily business practices.

Commissioner Lynch asked about the Engineering Department comments.

Assistant Planner Driver clarified the location of the existing curb cuts.

Chair DeGray asked about a dumpster.

Assistant Planner Driver confirmed the site is not on the state's list of contaminated sites or sites under remediation.

Public Participation

Karen Laplante, 166 North Maple Street. Ms. Laplante shared landscaping ideas and asked about repairs.

Mr. Cheriha responded to public comments.

Assistant Planner Driver clarified the uses if the Special Use Permit.

Commissioner D'Antonio asked the applicant to make an attempt to add trees to the frontage.

MOTION by: Terrence Lynch **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, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Terrence Lynch No: None Abstain: None.

Commissioner Lynch stated the proposal will increase the site conformity.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve a waiver for landscaping.
UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Terrence Lynch No: None Abstain: None.

MOTION by: John Petronella **seconded:** Joseph Mule to approve PH# 3131 for a change of use to motor vehicle sales.

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

The Commission requested the applicant ask about adding a tree to the frontage as a courtesy.

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

DOR: 9/3/2025; MPHOD: 11/7/2025; MPHCD: 12/12/2025

Peter Yeskey, President, Connecticut Valley Development, 502 Halladay Avenue, Suffield; Joe Williams, Attorney, Shipman & Goodman, 1 Constitution Plaza Hartford; Charlie Baker, Traffic Engineer, VHB, 100 Great Meadow Road, Wethersfield; Mark Grocki, Project manager, VHB, 100 Great Meadow Road, Wethersfield; T.C. Nales, Director of Preconstruction, Summit Wash Holdings, Tampa, Florida; Phil Henry, Architech, Civil Design Group, LLC, 21 High Street, North Andover, MA.

Attorney Williams presented the car wash project and reviewed the traffic study.

Mr. Henry presented the site plan and discussed departmental comments.

Attorney Williams reviewed the benefits to the town and the project's alignment with the Plan of Conservation and Development.

Assistant Planner Driver reviewed the site history and applicable text amendment.

Commissioner Hilinski asked about the flow of traffic and queue overflow.

Commissioner Petronella asked about the site layout.

Commissioner D'Antonio asked about employee parking and clarified landscaping requirements.

Commissioner Kruzel asked about signage.

Assistant Planner Driver clarified the process for calculated canopy tree requirements.

Public Participation

Mary Ann Turner, 7 Meadow Road. Ms. Turner asked about water refiltering and the flow of traffic.

Attorney Williams responded to public comments.

Public Participation

Mary Ann Turner, 7 Meadow Road. Ms. Turner asked about snow removal.

Chair DeGray asked for clarification on elevations and snow storage sites.

Mr. Baker reviewed the traffic study and the comparison to the 99 Restaurant traffic flow.

Assistant Planner Driver confirmed the Traffic Department was included in the ART meetings and preferred the proposed traffic flow.

Public Participation

None.

MOTION by: Christian D'Antonio **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, Rob Anderson, Terrence Lynch No: Kenneth Hilinski Abstain: None.

Commissioner Hilinski stated he is not in favor of approving the plan as it is laid out.

MOTION by: John Petronella **seconded:** Terrence Lynch to approve PH# 3133 for a Special Use Permit for an automatic car wash.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Christian D'Antonio, Linda DeGray, Joseph Mule, Rob Anderson, Terrence Lynch No: Kenneth Hilinski Abstain: John Petronella.

Commissioner Hilinski stated he is against the car wash because he believes there will be a severe traffic problem from the proposed layout.

Commissioner Petronella abstained because he felt the applicant did not do a good job on the layout of the facility and disagrees with excluding the sidewalks.

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-**TABLED**

DOR: 9/4/2025; MPHOD: 11/8/2025; MPHCD: 12/13/2025

Tabled.

D. **PH# 3135MA - 85 and 100 Bright Meadow Blvd** - Application for a Zone Change from Business Regional (BR) to Special Development District (SDD); 100 Bright Meadow Associates LLC, Applicant, Owners; Enfield Development Associates, LLC, Owner; Map 35/Lots 44& 220; BR Zones

DOR: 9/9/2025; MPHOD: 11/13/2025; MPHCD: 12/18/2025

Carl Landolina, Attorney, Fahey & Landolina, 487 Spring Street, Windsor Locks; Eric Zuena, Principal, ZDS, 2 Charles Street, Providence, RI; Paul Rodrigues, Engineer, Solli Engineering, 993 Farmington Avenue, West Hartford.

Mr. Zuena reviewed the site plan for Brightmeadow Boulevard.

Chair DeGray called a recess at 10:09 due to technical difficulties.

The meeting reconvened at 10:11

Mr. Zuena finished reviewing the site plan.

Mr. Rodrigues reviewed the proposed work, the parcel subdivisions, phasing, and landscaping.

Attorney Landolina reviewed the benefits to the town and the project's alignment with the

Plan of Conservation and Development.

MOTION by: Terrence Lynch **seconded:** Joseph Mule to extend the meeting past 11:00 pm.
UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Christian D'Antonio, Linda DeGray, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Terrence Lynch No: None Abstain: None.

Director Whitten stated the proposal meets the intent of the Plan of Conservation and Development and meets the criteria for a Special Development District.

Commissioner Kruzel stated the project meets the needs of the town.

Commissioner Hilinski stated it is a good utilization of the property.

Commissioner Petronella asked if the townhomes are rental units or condos and asked for clarification on which amenities are offered to the general public.

Commissioner D'Antonio stated the proposal satisfies a missing housing component.

Commissioner Anderson asked about a bike path.

Public Participation

Susan Sorrow, 18 Field Road. Ms. Sorrow shared concerns about traffic, public services, and affordability.

Tom Walsh, 6 Rosanne Street. Mr. Walsh shared concerns about the developer changing the plans after approval.

Karen Laplante, 166 North Maple Street. Ms. Laplante reviewed and asked about the Special Development District regulations.

Attorney Landolina responded to public comments.

Director Whitten read comments from the Fire Marshal and the police.

MOTION by: Terrence Lynch **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, Kenneth Hilinski, Joseph Mule, John Petronella, Rob Anderson, Terrence Lynch No: None Abstain: None.

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve PH# 3135 for a zone change from Business Regional to Special Development District with the finding that the application is consistent with the Plan of Conservation and Development and shall be effective two weeks after notice of decision is posted in the local newspaper.

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

11. OLD BUSINESS

None

12. NEW BUSINESS

A. Pre-Application meeting for a proposed Special Development District rezone per Section 5.60.3 for 90 Elm Street, aka Enfield Square Mall

Evan Seeman, Attorney, Robinson+Cole, 1 State Street, Hartford; Mitch Hohlen, Director of Development, Woodsonia, 21160 C Street, Elkhorn, Nebraska; Dean Apostoleris, Professional Engineer, Kimley-Horn, 1 North Lexington Avenue, White Plains, New York;

John Canning, Professional Engineer, Kimley-Horn, 1 North Lexington Avenue, White Plains, New York.

Mr. Apostoleris presented the proposed development.

Chair DeGray stated the Commission does not like the proposal and is looking for more open space and something more representative of a town, not a city.

MOTION by: Kenneth Hilinski **seconded:** Terrence Lynch to table the pre-application meeting for 90 Elm Street.

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

13. COMMISSIONER'S CORRESPONDENCE

None

14. DIRECTOR OF PLANNING REPORT

None

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

None

16. APPLICATIONS TO BE RECEIVED

None

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 12:10 am.

Respectfully submitted,

John Petronella

Secretary

Dorey Marinone

Recording Secretary