



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING**

October 9, 2025

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

https://www.youtube.com/watch?v=8QH3Ego_Wxl

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 Assistant Planner, Georgienna Driver; and Recording Secretary, Dorey Marinone.

4. APPROVAL OF MINUTES

A. September 25, 2025

MOTION by: Walter Kruzel **seconded:** Joseph Mule to approve the minutes from September 25, 2025.

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.

5. TOWN ATTORNEY REPORT

A. September 25, 2025

Received.

6. ZONING ENFORCEMENT OFFICER'S REPORT

None

7. PUBLIC PARTICIPATION

Mary Ann Turner, 7 Meadow Road. Ms. Turner expressed concerns about the possibility of zone changes.

8. BOND RELEASE(S)

None

9. CONTINUED PUBLIC HEARINGS

None

10. NEW PUBLIC HEARINGS

A. **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

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.

Chair DeGray read an excerpt from submitted documents stating "up to 703 units".

Mr. Hohlen shared the site plan parameters and discussed multifamily unit count.

Commissioner Hilinski asked about hotels.

Commissioner D'Antonio asked for an explanation of the design.

Commissioner Petronella asked how the plan falls under mixed use.

Commissioner Hilinski reviewed the preferred uses from the Capitol Regional Council of Governments study.

Commissioner Lynch asked about office use.

Commissioner Grillo asked to see other completed projects.

Commissioner Petronella clarified what is submitted with the master plan.

Commissioner D'Antonio asked about traffic flow.

Commissioner Petronella asked about on-site maintenance.

Commissioner Alaimo confirmed the proposal would have more green space than the site currently has.

B. Proposed 2026 PZC Meeting Schedule

The Commission agreed to the proposed schedule.

13. COMMISSIONER'S CORRESPONDENCE

Commissioner D'Antonio stated the Agricultural Commission submitted recommendations for regulations.

Chair DeGray asked about the Kia site.

Commissioner Alaimo asked for an update on 600 Enfield Street.

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 8:29 pm.

Respectfully submitted,
John Petronella
Secretary

Dorey Marinone
Recording Secretary