

ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING

**AGENDA**

THURSDAY, FEBRUARY 14, 2019 – 7:00 p.m.  
ENFIELD TOWN HALL - COUNCIL CHAMBERS  
820 ENFIELD STREET - ENFIELD, CT

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Staff Report**
  - a. Town Attorney
  - b. Zoning Enforcement Officer Report
5. **Approval of Minutes**
  - January 3, 2019 - Regular Meeting
6. **Public Participation**
7. **Bond Release(s)**
8. **Old Business**

**Public Hearing(s)**

  - a. **PH# 2930** -0 Enfield Street AKA Enfield Terrace & Enfield Terrace Ext- Special Permit application for a comprehensive redevelopment of the Enfield Manor elderly housing development in which the applicant seeks to replace all existing structures containing 80 units with two new three-story buildings that will have 99 units; Town of Enfield Housing Authority, Owner/Applicant; Map 019/ Lot 0235; Historic Residential 33 (HR-33) Zone. (DoR: 12/06/18; MOPH: 02/09/19)
9. **New Business**

**Legal Ad**

**Public Hearing(s)**

  - a. **PH# 2934** – 10 Lego Way – Special Permit application for the installation of new overhead doors, a new driveway around the existing building, as well as outdoor storage; Rock Ridge Realty, LLC., owner/applicant; Map 75/Lot 104; I-1 Zone. (DoR: 1/24/2019; MOPH: 3/30/2019)
  - b. **PH# 2935** – 604 Enfield Street – Special Permit application to allow a commercial recreation axe throwing facility with a beer and wine permit located within a Business Local shopping center; Enfield Retail Properties, LLC., owner; Merle McKenzie, applicant; Map 32/Lot 7; Business Local Zone; King Street/Enfield Street Design Overlay District. (DoR: 2/14/2019; MOPH: 4/20/2019)

**Site Plan Review(s)**

  - a. **SPR# 1766** – 300 Shaker Road – Site Plan Review application for the expansion of an existing parking lot; Winstanley Construction Management, LLC., applicant; PPF WE 300 Shaker LLC., owner; Map 99/Lot 16; I-1 Zone. (DoR: 1/24/2019; MAD: 3/30/2019)
  - b. **SPR# 1759** – 294 George Washington Road – Site Plan Review application for the expansion of a parking lot; Allied Rehabilitation Center Inc., owner/applicant; Map 64/Lot 103; I-1 Zone. (DoR: 10/18/2018; MAD: 2/14/2019). Acceptance of withdrawal.
10. **Other Business**

**Extension Requests**

  - a. **PH# 2924** – 496 Enfield Street – 60-day extension request to file the Special Use Permit for the mixed-use residential and commercial and allow the site plan changes that differ from the original approval located in the King Street/Enfield Street Design Overlay District;

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Urvashi, LLC., owner/applicant; Map 33/Lot 100; Business Local Zone approved October 18, 2018.

- b. **PH# 2925** – 65 Hazard Avenue –60-day extension request to file the Special Permit for the expansion of a non-conforming use to accommodate two expansions to the existing Family Ford building, a parking lot expansion, the installation of a stormwater detention basin, and the relocation of an oil storage tank; JCS Real Estate, owner/applicant; Map 56/Lot 27; Business Local Zone approved September 20, 2018.
- c. **PH# 2926** – 561 Hazard Avenue – 180-day extension request to file the Special Permit for the construction of an Auto Parts retail store located within the Scitico Design Overlay District; Map 110/Lot 387; Business Local Zone; O’Reilly Auto Parts, owner/applicant approved October 4, 2018.

**11. Correspondence**

**12. Commissioner’s Correspondence**

**13. Director of Planning Report**

**14. Authorization for Administrative Approvals**

- a. **SPR# 1764** – 917 Enfield Street – Application for a Jamaican restaurant located in the former Sarapes restaurant space; Sheckiera Williams, applicant; Robert & Julie P. Lai Wing Yuen, owners; Map 26/Lot 78; BL Zone.
- b. **SPR# 1765** – 585 Hazard Avenue – Application for a smoke/vape shop located in the former dog grooming space; Mohammed Abbasi, applicant; P+D Realty, owner; Map 110/Lot 12; BG Zone.
- c. **SPR# 1767** – 89 Phoenix Avenue – Site Plan modification application to allow a smaller accessory building over than was previously approved over 600 square feet; CMI Phoenix, LLC., owner/applicant; Map 46/Lot 33; IP Zone.

**15. Applications to be Received**

**16. Opportunities/Unresolved Issues**

**17. Adjournment**

**Note:** Next Regular Meeting is February 28, 2019.

*By: Charles Duren, Chairman; Richard Szewczak, Secretary*