

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY, JUNE 25, 2020 – 7:00 p.m.

Join OfficeSuite Meeting

<https://meeting.windstream.com/j/1122794005>

One tap mobile

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Meeting ID: 112 279 4005

Application materials are available for review at: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>

The meeting will be streamed live on YouTube at: <https://youtu.be/0uz9C1dFczI>

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1. **Call to Order & Pledge of Allegiance**
 2. **Roll Call**
 3. **Approval of Minutes**
 - a. June 11, 2020 – Regular Meeting
 4. **Public Participation**
 5. **Bond Release(s)**
 - a. **SPR# 1461** – 160 Hazard Avenue – Request for release of the \$10,000 Landscaping Bond held by Burlington Construction Company, Inc.
 6. **Continued Public Hearings**
 - a. **PH# 2974** – 28 Maple Avenue – Special Permit application to convert a 2-family home to a 3-family home with a building addition and second driveway cut; Adam Fiore, owner/applicant; Map 21/Lot 12; Thompsonville District-1 Zone.
 7. **New Public Hearings**
 - a. **PH# 2973** – 55 Cottage Road – Special Permit application for a home addition located within the Lake Overlay District; Randy Daigle, owner/applicant; Map 80/Lot 178; R-33 Zone.
 - b. **PH# 2976** – Zoning Text Change Application to amend Section 6.30 to allow permanent seasonal outdoor dining within Industrial Districts; Michael McAuliffe, applicant.
 - c. **PH# 2977** – Zoning Text Change Application to amend Section 8.70 Hazardville Design Overlay District; Michael Bonanno, applicant.
 8. **Old Business**
 9. **New Business**

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DoR – Date of Receipt

MAD – Mandatory Action Date (65 days after Date of Receipt or close of Public Hearing)

MOPH – Mandatory Open Public Hearing Date (65 days after Date of Receipt)

MCPH – Mandatory Close Public Hearing Date (35 days after opening the Public Hearing)

Site Plan Review(s)

- a. **SPR# 1824** – 14 Cranbrook Boulevard – Site Plan Review application for a proposed 20’ x 8’ long term steel storage unit; Sybil Williams, owner/applicant; Map 56/Lot 33; BL Zone.
- b. **SPR# 1826** – 113 North Maple Street – Site Plan Review application for a proposed 501,500 square foot industrial warehouse building with associated parking and drainage; WE 113 North Maple Street, LLC, owner/applicant; Map 82/Lots 1-4; Industrial-1 Zone.

8-24 Referrals

- c. **PH# 2479** – 8-24 referral for recommendation to the PZC from Town Council regarding the adoption of First Settlers Row by the Town of Enfield (associated with the River Overlook subdivision off of Riverview Street).
- d. **PH# 2526** – 8-24 referral for recommendation to the PZC from Town Council regarding the adoption of Meetinghouse Lane and Rivercliffe Lane by the Town of Enfield (associated with the River Meadows subdivision off of Bridge Lane).

Flood Permits

- e. **FLD# 40** – 55 Cottage Road – Application for a Permit for Development within the Special Flood Hazard Area to accommodate a proposed residential addition; Randy Daigle, owner/applicant; Map 80/Lot 178; R-33 Zone; Lake Overlay District.

10. Other Business

- a. General Discussion of Regulations and Procedures – Review of Request for Proposals for Plan of Conservation & Development and Zoning Regulation Updates

11. Correspondence

12. Commissioner’s Correspondence

13. Town Planner Report

14. Administrative Approval Report

15. Applications to be Received

16. Opportunities/Unresolved Issues

- a. Discussion – Combining Planning & Zoning Commission and the Inland Wetlands & Watercourses Agency

17. Adjournment

Note: The next Regular Meeting is July 9, 2020. All materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>

Ken Nelson, Jr., Chairman; Richard Szewczak, Secretary