

ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING

**AGENDA**

THURSDAY, JULY 19, 2018 – 7:00 P.M.  
ENFIELD TOWN HALL - COUNCIL CHAMBERS  
820 ENFIELD STREET - ENFIELD, CT

RECEIVED  
ENFIELD TOWN CLERK  
2018 JUL 13 PM 2:12

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes**
5. **Public Participation**
6. **Bond Release(s)**
7. **Old Business**

**Public Hearing(s)**

- a. **PH # 2915-** 137 Elm Street- Special Permit Application allow for office use in a residential zone under the Limited Office Zone regulations; Edwin A. Moustafa + Marcia S. Moustafa, Owner/ Applicant; Map 057/Lot 0109; Residential 33 (R-33) Zone. (DoR: 05/17/18; MCPH: 07/12/18). Extension received to August 16, 2018.
- b. **PH# 2909-** Zoning Text Change- Application for a new regulation Section 4.90 Large Flexible Residential Housing; Paul W. Smith, Applicant. (DoR: 05/03/18; MCPH: 07/26/18)

**Site Plan Review(s)**

- a. **SPR# 1745** – 89 Phoenix Avenue – Site Plan application for solar array; Henry Dyson (Facility Solution Group), applicant; CMI Phoenix, LLC., owner; Map 046/Lot 0033; IP Zone. (DoR: 4/5/2018; CDD: 6/9/2018) Extension received to July 19, 2018.

8. **New Business**

**Public Hearing(s)**

- a. **PH# 2908** – 12 James Street – Special Permit application for agricultural activities located in an R-33 Zone to allow a duck farm; Trisha Steele, owner/applicant; Map 101/Lot 0064; R-33 Zone. (DoR: 6/21/2018; MOPH: 8/25/2018)
- b. **PH# 2922** – 4 Rocket Run – Special Use Permit Application to expand an existing non-conforming structure to enclose a breezeway and add a rear attached garage; Zachary Allen Siekiera, applicant; Map 054/Lot 0193; R-33 Zone. (DoR: 7/12/2018; MOPH: 9/15/2018)
- c. **PH# 2918** – 0 King Street – Application for proposed development consisting of two buildings, 500,225 square foot distribution building of warehouse space and office space; 100,125 square foot flex building with associated access road, parking and drive aisles; DF Realty, LLC owner/applicant; Map 016/ Lot 0108; Industrial 1 (I-1) Zone. (DoR: 6/7/2018; MOPH: 8/11/2018)

9. **Other Business**

10. **Correspondence**

11. **Commissioner's Correspondence**

12. **Director of Planning Report**

13. **Authorization for Administrative Approvals**

14. **Applications to be received**

15. **Opportunities/Unresolved issues**

16. **Adjournment**

**Note:** Next Regular Meeting is September 6, 2018.

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