

ENFIELD ZONING BOARD OF APPEALS
REGULAR MEETING
AGENDA
MONDAY, JULY 29, 2019 7:00 PM
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

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ENFIELD TOWN CLERK

2019 JUL 18 AM 11:28

1. **Call to Order**
2. **Roll Call**
3. **Fire Evacuation Notice**
4. **Pledge of Allegiance**
5. **Town Attorney Report**
 - a. ZBA Review of Applications for Dealer's and Repairer's License
6. **Old Business**
 - a. **Review of Bylaws**
 - Article X-Order of Business:
 - Removal to Appendix II reference
 - Proposed modification and additions to the order of business
 - Section 3: Awaiting Legal Opinion
 - Article XI- Hearings
 - Section 4 to include language from the Enfield Zoning Regulation Section 11.10 Procedures
 - Article XIV Amendments
 - Amendments per May 20, 2019 regular meeting
 - History of Amendments: Awaiting Legal Opinion
7. **Legal Notice**
8. **New Business**
 - Variance(s)**
 - a. **ZBA # 2019-07-08-** 0 Oliver Road Map 047/ Lot 0002 & Map 047/ Lot 0007- Variance application Table 6.10.1 Lot and Bulk Requirements for an Industrial 1 (I-1) zoned property to vary minimum frontage from the required 200 feet to +/- 72 feet for access to a legal rear lot of record; Maria Apriasz, Maria + Elliott + Robin + Kevin Apriasz, Owners; Julian Bocwinski, Applicant; Map 047/ Lot 0002 and Map 047/ Lot 0007; Industrial I (I-1) Zone.
 - b. **ZBA # 2019-07-02-** 98 Prospect Street- Multiple Variances application to *Section 6.10.1 Lot and Bulk Requirements* for an Industrial 1 (I-1) zoned property to vary minimum impervious surface from the required 66% to 100%; *Section 6.10.2 Additional Setback and Buffer Requirements* subsection A. to vary the minimum loading area from the required 50 feet of the right of way of any street abutting a Residential District to 0 feet, subsection B. to vary the required 100 foot buffer abutting a Residential District to 0 foot buffer, subsection C. to vary the required performance bond oversight to eliminate the performance bond requirement, subsection D. to vary the required parking of trucks in the open within 150 feet of a Residence district to 0 feet; *Section 6.30.2 Activities Limited to Enclosed Buildings and Limited Outdoor Storage Provisions* to vary the rear outdoor storage location requirement to allow for outdoor storage on any portion of the property; *Section 10.10.2 Parking Standards* to vary the required 1 parking space per 1,250 sq. ft. of

Gross Leasable Area for warehouse, distribution, stage, wholesale, and mail order establishment to eliminate the parking requirement; *Section 10.10.7 Parking Area Setbacks and Landscaping Standards* to vary subsection A. Landscape Setback Requirements to eliminate the landscape setback requirement, subsection B. Parking Lot Landscaping to eliminate the parking lot landscaping requirement; and *Section 10.20 Landscaping Standards* subsection iv. "D" Buffer Yard to vary the required minimum buffer yard of 100 feet deep to eliminate the buffer yard requirement; Town of Enfield, Owner; David Weeks, Applicant; Map 021/ Lot 0020; Industrial I (I-1) Zone.

9. Approval of Minutes-

- a. May 20, 2019- Regular Meeting

10. Correspondence / Staff Reports

11. Other Business

12. Adjournment

Note: Application information is available for review in the Enfield Planning Office. The next regular meeting of the Zoning Board of Appeals is September 23, 2019.

Maurice LaRosa, Chairman Mary Ann Turner, Secretary