

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY, SEPTEMBER 6, 2018 – 7:00 PM
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK

AUG 31 AM 11:14

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes**
 - **July 12, 2018**- Regular Meeting
 - **July 19, 2018**- Regular Meeting
5. **Staff Reports**
 - a. Town Attorney Report
 - b. Zoning Enforcement Officer
6. **Public Participation**
7. **Bond Release(s)**
 - a. **PH# 2816** – 65 Palomba Drive Enfield CT, 06082-Special Use Permit application of Berengaria Development (Devcon Commons, LLC, owner), to construct a new 14,500 s. f. commercial building with 2 lane drive-thru for occupancy by Goodwill Industries drop-off and retail establishment located at 65 Palomba Drive: Map#56-Lot#7; Zone District BL. **Landscaping Bond in the Amount of \$7,971.64.**
 - b. **PH # 2322 & PH # 2323**- 472 Taylor Road- Shaker Heights Senior Residential Subdivision- Phase 3- Erosion & Sediment Control Bond in the amount of \$8,900.00; Phase 4- Erosion & Sediment Control Bond in the amount of \$4,000.00; Phase 5- Erosion & Sediment Control Bond in the amount of \$7,700.00- **Erosion & Sedimentation Control in the Amount of \$20,600.00.**
8. **Continued Public Hearings**
 - a. **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; CDD: 09/22/18)
 - b. **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; MCPH: 9/6/18)
 - 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; MCPH: 9/6/18)
9. **New Public Hearings**
 - a. **PH# 2923** – 5-7 Oak Street – Special Use Permit application for a second driveway; Serge Lessard, owner/applicant; Map 92/Lot 24; R-33 Zone. (DoR: 7/12/2018; MOPH: 9/15/2018)
10. **Old Business**
11. **New Business**
12. **Other Business**
13. **Correspondence**
14. **Commissioner's Correspondence**

15. Town Planner Report

- a. **PH# 2904** – 130 Elm Street – Special Use Application for a Panera Bread restaurant in a BR Zone; Brixmor GA Freshwater/Stateline LLC., owner/applicant; Map 057/Lot 0329; Business Regional (BR) Zone. (DoR: 4/5/2018; MOPH: 5/19/2018) **Approved May 17, 2018.** Request to extend Special Permit filing deadline.

16. Authorization for Administrative Approvals

- a. **SPR# 1753** – 34 Hazard Avenue – Site Plan Review application to allow a temporary retail use (Spirit Halloween) within Stateline Plaza; Brixmor GA Freshwater, owner; Jamie Murphy, applicant; Map 057/Lot 0329; BR Zone. (DoR: 9/6/2018; CDD: 11/10/2018)
- b. **SPR# 1754** – 75 Hazard Avenue Unit E – Site Plan Review application to allow the retail sale of hearing aids and eye glasses; Map 056/Lot 0037; BL Zone; Burl Sindler, owner/applicant. (DoR 9/6/2018; CDD: 11/10/2018)
- c. **2018-059-** M-2 Smyth Farm Corners # M-2- Application to allow for a Hypnotherapist medical office; Samantha Mjenzi LLC, Owner; Clintina Shiveley, Applicant; Map 056/Lot 0037; Business Local (BL) Zone. (DoR: 09/06/18; CDD: 11/10/18).

17. Applications to be received

- a. **PH# 2879** – 91 Simon Road – Open Space Subdivision and Special Permit Application for the 36-lot Scantic Villages Residential Subdivision; Villages LLC., owner/applicant; Map 069/Lot 0296; Residential 44 (R-44) Zone. (DoR: 7/12/2018; MOPH: 09/15/18). Extension to open public hearing received.
- b. **PH# 2924** – 496 Enfield Street – Special Use Permit application to allow 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; Urvashi, LLC., owner/applicant; Map 33/Lot 100; Business Local Zone. (DoR: 8/29/2018; MOPH: 11/2/2018)

18. Opportunities/Unresolved issues

19. Adjournment

Note: Next Regular Meeting is September 20, 2018.

By: Charles Duren, Chairman; Richard Szewczak, Secretary