

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA

THURSDAY, SEPTEMBER 26, 2019 – 7:00 p.m.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK
2019 SEP 20 PM 1:06

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes**
 - September 12, 2019 – Regular Meeting
5. **Public Participation**
6. **Bond Release(s)**
 - a. **PH# 2875** – 1551 King Street – Bond Release request for the \$4,400.00 Erosion & Sedimentation Bond & the \$8,000.00 Landscaping Bond
 - b. **PH# 2878** – 1654 King Street – Bond Release request for the \$8,339.48 Landscaping Bond
7. **Old Business**
 - Legal Notice**
 - Public Hearing(s)**
 - a. **PH# 2946** – 28 Maple Avenue – Special Permit application to convert a two-family home with a former studio space into a three-family home; Elegance By Design, LLC., owner; Adam Fiore, applicant; Map 21/Lot 12; TD-2 Zone. (DoR: 9/12/2019; MCPH: 10/17/2019) – **Request for Continuance**
 - b. **PH# 2947** – 145 Cottage Road – Special Permit application to enlarge the existing garage and add a new garage; Frederick Macsata, owner/applicant; Map 96/Lot 36; R-33 Zone; Lake Overlay District. (DoR: 9/12/2019; MCPH: 10/17/2019)
 - c. **PH# 2948** – 51 Palomba Drive – Special Permit application for an outdoor recreation with audio and a dining patio with a seasonal bathroom addition, and a permit to serve liquor at the Wood-N-Tap restaurant; Devcon Commons, LLC., owner; Michael Hamlin, applicant; Map 56/Lot 7; BL Zone. (DoR: 9/12/2019; MCPH: 10/17/2019)
 - d. **PH# 2949** – 1559 King Street – Special Permit application to allow warehouse, office, retail, and research laboratory operations, along with the addition of four new loading docks, outdoor storage, and related site modifications; Baker Properties, LP c/o Oliver Goldstein, owner/applicant; Map 17/Lot 39; SDD Zone. (DoR: 9/12/2019; MCPH 10/17/2019)
 - e. **PH# 2950** – 34 Burnham Street – Special Permit application to expand a non-conforming home to add a breezeway and two-car garage; Gary Johnston, owner/applicant; Map 52/Lot 235; R-33 Zone. (DoR: 9/12/2019; MCPH 10/17/2019)
8. **New Business**
 - Legal Notice**
 - Public Hearing(s)**
 - a. **PH# 2945** – 10 Hazard Avenue – Special Permit application to add tenant identification signs to the bottom of the existing pylon sign for Brookside Plaza; Regency Centers –

April Carpentino, owner; Artfx Signs – Tina Varner, applicant; Map 56/Lot 22; BR Zone. (DoR: 9/12/2019; MOPH: 11/16/2019)

- b. **PH# 2951** – 121 Pearl Street – Special Permit application to convert a two-family home into a three-family home; King’s Enterprise LLC (Robert K. & Susan M. Parker), owner/applicant; Map 22/Lot 7; TD-2 Zone. (DoR: 9/12/2019; MOPH: 11/16/2019)

9. Other Business

10. Correspondence

- a. Notification of a Petition for Declaratory Ruling – Petition No. 1380 – East of Powder Hill Road north of the intersection with Monroe Road and Abbe Road, 1.992 MW AC solar photovoltaic electric energy generating facility with associated electrical connection.
- b. Notification of Ruling – Petition No. 1376 – Eversource Energy’s petition for a declaratory ruling for the proposed electrical connection between its existing Scitico Substation located at 20 Bailey Road and Nutmeg Solar, LLC’s 19.6 megawatt solar photovoltaic electric generating facility.

11. Commissioner’s Correspondence

12. Director of Planning Report

13. Authorization for Administrative Approvals

14. Applications to be Received

- a. **PH# 2952** – 18 Mullen Road – Special Permit application to allow Connecticut Organics, LLC. to operate a wood products packaging operation where the former Connecticut Wood Group was located, with associated clearing for outdoor storage; CML Realty, LLC., owner; Connecticut Organics, LLC., applicant; Map 16/Lot 51. (DOR: 9/12/2019; MOPH: 11/16/2019)
- b. **PH# 2953** – 17 North Maple Street – Special Permit application for an in-law apartment; Michael & Michele Lizee, owners; Michael Lizee, applicant; Map 83/ Lot 89; R-33 Zone. (DoR: 9/12/2019; MOPH: 11/16/2019)
- c. **PH# 2954** – 0 Taylor Road – Special Permit application for a new building with associated parking, drainage, and outdoor storage; Top-Knot LLC., owner; PDS Engineering & Construction – Dan Jodice, applicant; Map 100/Lot 11-2; I-1 Zone. (DoR: 9/26/2019; MOPH: 11/30/2019)

15. Opportunities/Unresolved Issues

16. Adjournment

Note: Next Regular Meeting is October 10, 2019.

By: Charles Duren, Chairman; Richard Szewczak, Secretary