

ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR VIRTUAL MEETING  
**AGENDA – Amended**  
THURSDAY, NOVEMBER 12, 2020 – 7:00 p.m.

**Join OfficeSuite Meeting**

<https://meeting.windstream.com/j/1115362211>

**Meeting ID:** 111 536 2211

**One tap mobile**

+16467415293,,1115362211# US (New York)

+16467415292,,1115362211# US (New York)

**Dial by your location**

+1 646 741 5293 US (New York)

+1 646 741 5292 US (New York)

+1 973 854 6173 US

**Meeting ID:** 111 536 2211

**The meeting will be streamed live on YouTube at:** <https://youtu.be/qLkj9VLOarM>

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1. **Call to Order & Pledge of Allegiance**
2. **Election of Officers**
3. **Roll Call**
4. **Approval of Minutes**
  - a. October 22, 2020
5. **Public Participation**
6. **Bond Release(s)**
7. **Continued Public Hearings**
  - a. **PH# 2986** - Application of Michael J. Bonanno, Esq. representing applicant 359 Hazard Ave, LLC for a text amendment amending Section 8.70 to reduce the minimum lot size from 1 acre to .5 acres; to add language to enable the rehabilitation and/or adaptive reuse of existing buildings located within the Hazardville Design District; and to establish specific criteria to accomplish same.
8. **New Public Hearings**
  - a. **PH# 2987** – 43 Lake Drive – Special Permit and Site Plan Review application for the division of merged lots; Jeffrey Foss, owner/applicant; Map 97/Lot 69; R-33 Zone.
  - b. **PH# 2988** – 135 Freshwater Boulevard – Special Permit and Site Plan Review application for construction of a new 5,040 square foot building with associated parking and outdoor storage associated with a new Mobile Mini Solutions Facility; Hartzito Investments LLC., and South Meadows No. 9, LLC., owners/applicants; Map 56/Lot 24; I-P Zone.

- c. **PH# 2973** - 55 Cottage Road - Special Permit application for a home addition located within the Lake Overlay District as an expansion of an existing non-conformity; Randy Daigle, owner/applicant; Map 80/Lot 178; R-33 Zone. - **Withdrawn**

**9. Old Business**

**10. New Business**

**Site Plan Review(s)**

- a. **SPR #1842** – Application of AAA Club Alliance, Inc. and owner Paramount Realty Services, Inc for a site plan approval for the construction of a new 10, 197 sf building and associated site improvements located at 25 Hazard Ave., in the BR zone Map 45, Lot 08.

**Flood Permit(s)**

- a. **FLD #42** – Application of AAA Club Alliance, Inc. and owner Paramount Realty Services, Inc for a flood permit for the construction of a new 10, 197 sf building and associated site improvements located at 25 Hazard Ave., in the BR zone Map45, Lot 08
- b. **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. - **Withdrawn**

**11. Other Business**

- a. Resolution to create the POCD Steering Committee

**12. Correspondence**

**13. Commissioner’s Correspondence**

**14. Town Planner Report**

**15. Administrative Approval Report**

**16. Applications to be Received**

- a. **PH# 2989** – 21 Manning Rd – Special Permit and Site Plan Review application for the change of use from manufacturing and distribution to storage, processing and distribution of agricultural products; Enfield Enterprise, Owner; Enrique M. Padilla, Applicant; Map 34 / Lot 13; I-1 Zone.

**17. Opportunities/Unresolved Issues**

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

**18. Adjournment**

**Note:** The next Special Meeting is November 16, 2020. The next Regular Meeting is December 10, 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*