

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA

THURSDAY, NOVEMBER 14, 2019 – 7:00 p.m.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Staff Reports**
 - a. Town Attorney Report (None)
 - b. Zoning Enforcement Officer
5. **Approval of Minutes**
 - October 24, 2019 – Regular Meeting
6. **Public Participation**
7. **Bond Release(s)**
 - a. **PH# 2875** – 1551 King Street – Bond release requests for the release of the Site Restoration Bond in the amount of \$132,300.00, the Erosion & Sedimentation Control Bond in the amount of \$4,400.00, and the Landscaping Bond in the amount of \$8,000.00.
 - b. **PH# 2885** – 1683 King Street – Bond release requests for the release of the Erosion & Sedimentation Control Bond in the amount of \$2,500.00, and the Landscaping Bond in the amount of \$1,870.00.
8. **Old Business**

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: 11/14/2019)
9. **New Business**

Site Plan Review(s)

 - a. **SPR# 1796** – 130 Elm Street – Site Plan Review application for a right-in, right-out driveway curb cut onto Elm Street located east of the intersection of Elm Street and Freshwater Boulevard; Freshwater MZL LLC. c/o Stan Glantz, owner/applicant; Map 57/ Lot 329; BR Zone. (DoR: 10/24/2019; MAD: 12/28/2019)

Legal Notice

Public Hearing(s)

 - a. **PH# 2957** – 125 & 135 Hazard Avenue (lots 69 & 70) – Special Permit application to construct two new medical office buildings with associated parking lots and driveways; George K. Karanian, owner/applicant; Map 65/ Lots 69 & 70; BP Zone. (DoR: 9/26/2019; MOPH: 11/30/2019)
 - b. **XSP# 19-08** – 155 Raffia Road - Site Plan Review application for site and building improvements for John F. Kennedy Middle School; Map 68/Lot 149; R-88 Zone. (DoR: 10/24/2019; MOPH: 12/28/2019)
10. **Other Business**
11. **Correspondence**

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12. Director of Planning Report

13. Authorization for Administrative Approvals

- a. **SPR # 1792**- 306 Hazard Avenue AKA 310 Hazard Avenue- Administrative Approval request for a smoothie shop; Stacey Simons and Chris Magnuson, applicants; Rossi Anthony + Patricia a; Map 083/ Lot 0038; HVBL Zone.
- b. **SPR# 1794** – 441 Hazard Avenue – Administrative Approval request to remove an underground oil tank and replace it with a new 2000 gallon above ground fuel storage tank; Southern new England Telephone/Frontier Communications, owner/applicant; Map 92/Lot 70; HV33 Zone. (DoR 10/24/2019; MAD: 12/28/2019)
- c. **SPR# 1795** – 28 Hazard Avenue – Administrative Approval request to remove and replace menu boards within the drive-thru lanes, add 2 new menu boards, 2 new pre-sell menu boards, and remove 3 old menu boards; McDonald’s Corporation, owner/applicant; Map 56/Lot 22; BR Zone. (DoR: 10/24/2019; MAD: 12/28/2019)

14. Applications to be Received

- a. **PH# 2959** – 114 Broadbrook Road – Special Permit application to renovate the existing building to provide space for up to four independent contractor uses; D & K Holding Co., Inc., owner; Dane Thorogood, applicant; Map 103/Lot 40; R-44 Zone. (DoR: 11/14/2019; MOPH: 1/18/2020)

15. Opportunities/Unresolved Issues

16. Adjournment

Note: Next Regular Meeting is December 12, 2019.

By: Charles Duren, Chairman; Richard Szewczak, Secretary