

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY, DECEMBER 20, 2018 – 7:00 p.m.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK
2018 DEC 13 PM 3:43

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes**
 - November 15, 2018- Regular Meeting
 - December 6, 2018- Regular Meeting
5. **Public Participation**
6. **Bond Release(s)**
7. **Old Business**
 - 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. (MAD: 12/20/18) **Public Hearing Closed**
8. **New Business**
 - Development Permit for Special Flood Hazard Areas**
 - a. **FLD # 039** - 25 Hazard Avenue – Development Permit for Special Flood Hazard Area application for a proposed 11,000 square foot American Automobile Association (AAA) building containing 4,900 sq. ft. of business service area and 6,100 sq. ft. containing 8 vehicle bays for repairs; AAA Club Alliance, Inc., applicant; Paramount Realty Services, Inc., owner; Map 045/Lot 0008; Business Regional (BR) Zone. (DoR: 12/06/18; MAD: 02/09/19)
 - Legal Ad**
 - Public Hearing(s)**
 - a. **PH # 2929** - 25 Hazard Avenue – Special Permit application for a proposed 11,000 square foot American Automobile Association (AAA) building containing 4,900 sq. ft. of business service area and 6,100 sq. ft. containing 8 vehicle bays for repairs; AAA Club Alliance, Inc., applicant; Paramount Realty Services, Inc., owner; Map 045/Lot 0008; Business Regional (BR) Zone. (DoR: 12/06/18; MOPH: 02/09/19)
 - b. **PH # 2927**- 264 Hazard Avenue – Application to divide two lots that were previously merged; Cary Rubman, owner/applicant; Map 83/Lot 48; HVBL Zone; Hazardville Design Overlay District. (DoR: 10/18/18; MOPH: 12/22/2018)
9. **Other Business**
 - a. Election of CRCOG Liaisons
10. **Correspondence**
11. **Commissioner’s Correspondence**
12. **Director of Planning Report**

13. Authorization for Administrative Approvals

- a. **SPR # 1762** - 2 Middle Road- Site Plan Review application for the authorization of administrative approval to convert an existing retail space into a retail store for the sales of tobacco, vape, and CBD products; Casara Property Management, LLC, Owner; Muhammed Warasat, applicant; Map 056/ Lot 0015; Business Local (BL) Zone. (DoR: 12/06/18: MAD: 02/09/19)
- b. **SPR # 1763** - 188 Moody Road- Site Plan Review application for the authorization of administrative approval to expand (phase 1) the existing excavated spill containment area for existing fuel oil as required by current Federal regulation; Troiano Realty Corp, Owner/Applicant; Map 100/ Lot 0012; Industrial 1 (I-1) Zone. (DoR: 12/06/18: MAD: 02/09/19)

14. Applications to be Received

- a. **PH # 2930** -0 Enfield Street AKA Enfield Terrace & Enfield Terrace Ext- Special Permit application for a comprehensive redevelopment of the Enfield Manor elderly housing development in which the applicant seeks to replace all existing structures containing 80 units with two new three-story buildings that will have 99 units; Town of Enfield Housing Authority, Owner/Applicant; Map 019/ Lot 0235; Historic Residential 33 (HR-33) Zone. (DoR: 12/06/18: MOPH: 02/09/19)
- b. **PH # 2931**- 158 Pearl Street- Special Permit application to allow for a duplex residence; Gerald J. Wilcox, Owner/Applicant; Map 022/ Lot 0001; Residential 33 (R-33) Zone. (DoR: 12/06/18: MOPH: 02/09/19)

15. Opportunities/Unresolved Issues

16. Adjournment

Note: Next Regular Meeting is January 3, 2019.

By: Charles Duren, Chairman; Richard Szewczak, Secretary