

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA

THURSDAY, SEPTEMBER 10, 2020 – 7:00 p.m.

Join Office Suite Meeting

<https://meeting.windstream.com/j/11112500870>

Meeting ID: 111 1250 0870

One tap mobile

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Dial by your location

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+1 973 854 6173 US

Meeting ID: 111 1250 0870

Application materials are available for review at: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>

The meeting will be streamed live on YouTube at: https://youtu.be/6hKy9_B5PPI

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1. **Call to Order & Pledge of Allegiance**
 2. **Roll Call**
 3. **Approval of Minutes**
 - a. August 3, 2020 – Special Meeting
 4. **Public Participation**
 5. **Bond Release(s)**
 - a. **SPR# 1711** – 3 Pearson Way – Bond release request for a Landscaping Bond in the amount of \$4,800
 6. **Continued Public Hearings**
 7. **New Public Hearings**
 - a. **PH# 2980** - 118 Hazard Avenue – Special Permit application and Site Plan Review for the proposed construction of a new two-story 29,000 sq. ft. 'All American Assisted Living' facility along with new paved parking areas, landscaping, storm water management components and associated utilities and accessory uses; Ward Manor, LLC Owner; Kaplan Development Group, LLC., applicant; Ben Wells, Applicant Representative; Map 65/Lot 59; B-P and R-44 Zone.
 - b. **PH# 2981** – 504 Hazard Avenue – Special Permit application and Site Plan Review for a proposed outdoor dining patio associated with R Dee Winery and Powder Hollow Brewery; Mark McAuliffe, applicant; 10 Water Street, LLC., owner; Map 101/Lot 216; I-1 Zone.
 - c. **PH# 2983** – 20 Louise Drive – Special Permit application and Site Plan Review to allow a hair stylist as a home occupation; Alison Bosco, owner/applicant; Map 53/Lot 310; R-33 Zone.

- d. **PH# 2984** – 74 Palomba Drive – Special Permit application to allow a restaurant liquor permit; A & D Restaurant., Inc., applicant; Palomba Drive LLC., owner; Map 56/Lot 25; BL Zone.
- 8. **Old Business**
- 9. **New Business**
- 10. **Other Business**
 - a. Discussion regarding proposed Lake Overlay District text amendment language
 - b. General Discussion of Regulations and Procedures – Review of Request for Proposals for Plan of Conservation & Development and Zoning Regulation Updates
- 11. **Correspondence**
- 12. **Commissioner’s Correspondence**
- 13. **Town Planner Report**
- 14. **Administrative Approval Report**
 - a. **SPR# 1829** – 10 Hazard Avenue – Administrative Approval application for a 6,800 square foot rear building addition to the former Walgreens space with minor site modifications to accommodate Burlington Coat Factory; Equity One (Northeast Portfolio) LLC., c/o Michael Lai, owner; Regency Centers, c/o Michael Lai, applicant; Map 56/Lot 22; Business Regional Zone.
- 15. **Applications to be Received**
 - a. **PH# 2982** – 10 Duff Drive – Special Permit and Site Plan Review application for the expansion of a non-conforming structure to allow a garage addition; Brian Embacher, owner/applicant; Map 68/Lot 9; R-33 Zone.
- 16. **Opportunities/Unresolved Issues**
 - a. Discussion – Combining Planning & Zoning Commission and the Inland Wetlands & Watercourses Agency
- 17. **Adjournment**

Note: The next Regular Meeting is September 24, 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