

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA – AMENDED
THURSDAY, OCTOBER 22, 2020 – 7:00 p.m.

PZC Regular Virtual Meeting 10/22/20

Join OfficeSuite Meeting
<https://meeting.windstream.com/j/1118436219>

Meeting ID: 111 843 6219

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ENFIELD TOWN CLERK
2020 OCT 16 PM 2:35

The meeting will be streamed live on YouTube at: <https://youtu.be/3RaYltqeoZg>

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1. **Call to Order & Pledge of Allegiance**
 2. **Roll Call**
 3. **Executive Session - *Meade, et al. v. Enfield Planning & Zoning Commission, et al***
 4. **Approval of Minutes**
 - a. September 24, 2020
 5. **Public Participation**
 6. **Bond Release(s)**
 7. **Continued Public Hearings**
 8. **New Public Hearings**
 - A. **PH# 2982** – 10 Duff Drive – Application of owner and applicant Brian Embacher for an Expansion of a Non-Conforming Building under Section 3.40.1 D by constructing a 12' x 22' garage located in the front yard setback at the property located at 10 Duff Drive; Map# 068 Lot# 0009; R33 zone.
 - B. **PH# 2985** - 95 Raffia Road -- Application of Owner and applicant George Raffia & Sons, Inc. for Expansion of a Non- Conforming Use under Section 3.40.1 D by installing a non-conforming sign at property located at 95 Raffia Road in the BL zone Map# 067 Lot# 0424.

- C. **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.

9. Old Business

10. New Business

- A. **PH2930.02** – Application of Benjamin Wheeler, representing Enfield Housing Authority for a modification of a site plan approval to include elevation changes and slight building modifications at Enfield Manor located at Enfield Terrace in the HR-33 Zone, Map 19, Lot 235 - ~~WITHDRAWN~~
- B. **Appointment of PZC Liaison to Economic Development Commission.** Commissioner Richard Szewczak’s commission expired on 12/31/2019 - Three year term

11. Other Business

- a. Discussion regarding proposed Lake Overlay District text amendment language
- b. Discussion on Farm breweries and wineries
- c. Discussion of Winters Farmers and Craft Market in Industrial Zones
- d. Discussion regarding PZC workshop with Consultant
- e. Discussion on creating new POCD Steering Committee
- f. Discussion on Draft Survey Questions

12. Correspondence

13. Commissioner’s Correspondence

14. Town Planner Report

15. Administrative Approval Report

- a. **SPR# 1829.02** – Application of Regency Centers c/o Michael Lai representing owner Equity One (Northeast Portfolio) LLC for a modification to previously approved site plan to include an additional 425sf of building addition at 10 Hazard Avenue, Map 56. Lot 22 in the BR district (aka Burlington Coat Factory)
- b. **SPR #1840** -Application of owner Anthony Troiano & Sons, Inc. for phase 2 site improvements inclusive of small mixing tanks , distribution lines renovated truck fueling facility located at 188 Moody Rd, in the I-1 zone

16. Applications to be Received

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 Map45, Lot 08

17. Opportunities/Unresolved Issues

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

18. Adjournment

Note: The next Regular Meeting is November 12, 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

DoR – Date of Receipt

MAD – Mandatory Action Date (65 days after Date of Receipt or close of Public Hearing)

MOPH – Mandatory Open Public Hearing Date (65 days after Date of Receipt)

MCPH – Mandatory Close Public Hearing Date (35 days after opening the Public Hearing)