

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA

THURSDAY JANUARY 12, 2023 – 7:00 PM
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK

2023 JAN -6 AM 11:09

Sheila M Bailey

Watch the meeting live on YouTube: <https://www.youtube.com/watch?v=CLvy7yK4ETg>

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes**
 - a. October 27, 2022
 - b. December 15, 2022
5. **Town Attorney Report** – December 28, 2022
6. **Public Participation**
7. **Bond Release(s)**
 - a. **PH# 2781 – Mayfield Place, LLC – 370 N. Maple St** – site restoration bonds
8. **Presentation** – Draft Plan of Conservation and Development for acceptance
9. **New Public Hearings**
 - a. **PH# 3051 – 90E Elm St** – Application for construction of freestanding restaurant with drive-thru; Adam Caracci, Applicant; Enfield Square Realty, LLC + Enfield CH LLC + Enfield Nassim LLC, Owners; Map 43/Lot 28; BR Zone.
 - b. **PH# 3055 - 78 Park Avenue** – Application for construction of a new two-family home; Maiden Builders, LLC, Applicant; Lori + David Longhi, Owners; Map 39/Lot 4; R-33 Zone.
10. **Old Public Hearings**
11. **New Business**
 - a. **SPR# 1906 – 37-39 Pearl St** – Application to open a café; Dairysol Stovall, Applicant; E & D Stovall, LLC, Owners; Map 24/Lot 79; TD-5 Zone. **TABLED**
12. **Old Business** – Discussion on Traffic Impact Study
13. **Other Business** – Discussion on possible modifications to the Special Development District (SDD)
14. **Enforcement Reports**
15. **Correspondence**
16. **Commissioner’s Correspondence**
17. **Director of Planning Report**
18. **Opportunities/Unresolved Issues**
19. **Receipt of applications**
 - a. **XSP# 22-29 – 1264 Enfield St** – Application for replacement sheds at Enfield High School; Town of Enfield, Applicant/Owner; Map 19/Lot 68; Zone R-33
20. **Adjournment**

Note: The next Regular Meeting is January 26, 2023. All materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>