

ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
**AGENDA**  
THURSDAY, MARCH 12, 2020 – 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. **Approval of Minutes**
  - a. February 13, 2020 – Regular Meeting
5. **Report of the Zoning Enforcement Officer**
  - a. **Zoning Permit# 2020-017** – 1541 King Street – Expansion of King’s Liquors from one tenant space to two tenant spaces – update on site maintenance status
6. **Report of the Town Attorney** (in writing)
7. **Public Participation**
8. **Bond Release(s)**
9. **Continued Public Hearings**
10. **New Public Hearings**
  - a. **PH# 2967** – 127 Abbe Road – Special Permit application for a garage addition and accessory in-law apartment under Section 4.50.10; Andrea Rossini, owner/applicant; Map 90/Lot 79; R-44 Zone. (DoR: 3/12/2020; MOPH: 5/16/2020)
  - b. **XZA# 20-01** – Text Amendment application to Section 3.30.7 to allow increased accessory building heights in residential, commercial, industrial, and Lake Overlay Zones; Town of Enfield, applicant. (DoR: 3/12/2020; MOPH: 5/16/2020)
  - c. **XZA# 20-02** – Text Amendment application to remove Thompsonville Village Center from the Enfield Zoning Regulations and Zoning Map (replacement Thompsonville District regulations adopted 2019); Town of Enfield, applicant. (DoR: 3/12/2020; MOPH: 5/16/2020)
  - d. **XZA# 20-03** – Text Amendment application to Section 9.10.7 to authorize administrative approvals in the Enfield Planning Office; Town of Enfield, applicant. (DoR: 3/12/2020; MOPH: 5/16/2020)
  - e. **XZA# 20-04** – Text Amendment application to Section 9.10.5 to remove Site Restoration Bond requirements; Town of Enfield, applicant. (DoR: 3/12/2020; MOPH: 5/16/2020)
11. **Old Business**
  - 8-24 Referrals**
    - a. 2 Broad Brook Road - Conveyance of property owned by the Town of Enfield
12. **New Business**
  - Extension Request**
    - a. **PH# 2930** – Enfield Terrace – Enfield Manor Redevelopment – Request for a one-year extension of time to obtain a building permit
13. **Other Business**
  - a. Review of Bylaws – (*Awaiting Review*)
  - b. General Discussion of Regulations and Procedures – Review of Request for Proposals for Plan of Conservation & Development and Zoning Regulation Updates

- c. Discussion – Combining Planning & Zoning Commission and the Inland Wetlands & Watercourses Agency
- d. Discussion – Definition and requirements for Attic Space

**14. Correspondence**

**15. Commissioner’s Correspondence**

**16. Town Planner Report**

**17. Authorization for Administrative Approvals**

- a. **SPR# 1805** – 74 Palomba Drive - Administrative Review Application for the expansion of the Head Rush salon; Map 56/Lot 25; Business Local Zone; Bridgette Cote, applicant; Palomba Drive, LLC., owner. (DoR: 3/12/2020; MAD: 5/16/2020)

**18. Applications to be Received**

- a. **SPR# 1806** – 37 Bacon Road – Site Plan Review application for two building additions and a parking lot expansion to the Shaker Pines Fire Department building/parking lot; Map 94/Lot 62; Industrial-1 Zone; Shaker Pines Fire District #5, owner/applicant. (DoR: 3/12/2020; MAD: 5/16/2020)

**19. Opportunities/Unresolved Issues**

**20. Adjournment**

**Note:** The next Regular Meeting is March 26, 2020. All materials are available for review in the Planning Office.

*Ken Nelson, Jr., Chairman; Richard Szewczak, Secretary*