

RECEIVED
ENFIELD TOWN CLERK

ENFIELD PLANNING AND ZONING COMMISSION
SPECIAL MEETING

AGENDA

2023 MAR 17 AM 9:16

THURSDAY MARCH 23, 2023 – 6:00 PM
ENFIELD TOWN HALL - COUNCIL CHAMBERS

820 ENFIELD STREET - ENFIELD, CT

Sheila M Bailey

Watch the meeting live on YouTube: <https://www.youtube.com/watch?v=9aVf4AYdiHs>

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes**
 - a. February 9, 2023
5. **Town Attorney Report**
6. **Public Communication**
7. **Bond Release(s)**
8. **Presentation**
9. **New Public Hearings.**
 - a. **Draft Plan of Conservation and Development**, <https://www.enfield-ct.gov/DocumentCenter/View/22796/CT-Enfield---Plan-of-Conservation-and-Development---Final-Plan-01-05-23---For-Consideration?bidId=>
10. **Old Public Hearings**
11. **New Business**
 - a. **CGS 8-24 – 5 Taylor Road** – Referral from the Town Council for the conveyance/transfer of the Nathan Hale School property; Town of Enfield, owner; Map 110/Lot 4; R33 Zone
12. **Old Business**
13. **Other Business**
14. **Enforcement Reports**
15. **Correspondence**
16. **Commissioner's Correspondence**
17. **Director of Planning Report**
18. **Opportunities/Unresolved Issues**
19. **Receipt of applications**
 - a. **FLD# 45 – 25 Hazard Ave** – Application for modification of drive-thru lanes, installation of freestanding canopies & installation of grassed parking medians; Amy Souchuns, Esq, applicant; Paramount Commons at Enfield LLC, owner; Map 45/Lot 8; BR Zone
 - b. **PH# 3063 – 25 Hazard Ave** - Application for modification of drive-thru lanes, installation of freestanding canopies & installation of grassed parking medians; Amy Souchuns, Esq, applicant; Paramount Commons at Enfield LLC, owner; Map 45/Lot 8; BR Zone
 - c. **PH# 3060ZA – 242, 274 and 284 Brainard Rd** – Application for a zone change from R44 to MFHD; Washington Associates of Enfield LLC, applicant/owner; Map 62/Lot 319; Map 77/Lot 68: Map 77/Lot 67; R44 Zone
 - d. **PH# 3061 – 242, 274 and 284 Brainard Rd** – Application for multi-family housing with 42 single-family detached dwelling units on a new private road; Washington Associates of Enfield LLC, applicant/owner; Map 62/Lot 319; Map 77/Lot 68: Map 77/Lot 67; R44 Zone

- e. **PH# 3062 – 40 Conlin Dr** – Application to expand an existing non-conforming garage; Roger & Debra Russell, applicant/owner; Map 66/Lot 436; R33 Zone
- f. **PH# 3064 – 561 Hazard Ave** – Application to install 48 sq ft pylon sign in a BL Zone less than 3 acres; CT Sign Service, David Hemming; applicant; O’Reilly Automotive Stores, Inc, owner; Map 110/Lot 387; BL Zone
- g. **PH# 3065ZA – 113 Brainard Rd** – Application for a zone change from R33 to BR Zone; Fast Track Realty LLC, applicant; John & Patricia Ferreira, owner; Map 36/Lot 237; R33 Zone

20. Adjournment

Note: The next Regular Meeting is April 13, 2023. All materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>