

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR VIRTUAL MEETING
AGENDA
APRIL 8, 2021 – 7:00 p.m.

Join Microsoft Teams Meeting

https://nam12.safelinks.protection.outlook.com/ap/t-59584e83/?url=https%3A%2F%2Fteams.microsoft.com%2F1%2Fmeetup-join%2F19%253ameeting_ZWVjMzAyMmEtMjk5NS00MzA3LWEwYjktNjZhNTM3YzQ3OTYy%2540thread.v2%2F0%3Fcontext%3D%257b%2522id%2522%253a%2522088b3fd5-883b-40dc-b484-35805988ad4f%2522%252c%2522oid%2522%253a%25222fccfb82-edd3-4981-800c-b8d0f5bab279%2522%257d&data=04%7C01%7Cjpacacha%40enfield.org%7C92bf1636296c482bbca308d8f083fd82%7C088b3fd5883b40dcb48435805988ad4f%7C0%7C0%7C637523796964445507%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=f2XXluGcbQKjeP2%2FO1xuXa9ExA88UE1r4FNGMpVPr5A%3D&reserved=0

Or call in (audio only)

+1 860-967-0722,,272862358# United States, Hartford

Phone Conference ID: 272 862 358#

The meeting will be streamed live on YouTube at: <https://www.youtube.com/watch?v=wEAe1IZzJE>

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1. **Call to Order & Pledge of Allegiance**
 2. **Roll Call**
 3. **Approval of Minutes**
 - a. March 25, 2021 – *Regular Meeting*
 4. **Town Attorney Report (In Writing)**
 5. **Public Participation**
 6. **Bond Release(s)**
 7. **Continued Public Hearings**
 - a. **PH# 2994** – Text Amendment application to Section 6.20.1 Footnote 7 to allow Private Farmers Markers in Industrial zones; KBRC Realty LLC, applicant. (PH Opened: 3/25/2021; MCPH: 4/29/2021)
 8. **New Public Hearings**
 - a. **PH# 3000** – 8 Parky Drive – Special Permit & Site Plan Review application to expand a non-conforming residential structure to allow accommodate a larger garage; Thomas Sattal, applicant; Thomas & Cindy Sattal, owners; R-33 Zone; Map 52/Lot 131.(DoR: 3/25/2021; MOPH: 5/29/2021)
 9. **Old Business**
 10. **New Business**
 11. **Other Business**

Extension Request(s)

- a. **PH# 2918** – 0 King Street (Metro Park North)
- b. **PH# 2942** – 147 Elm Street (The Shops at Elm Street Square)

Discussion Items

- a. Discussion regarding self-storage facilities

12. Correspondence

13. Commissioner’s Correspondence

14. Director of Development Services Report

15. Administrative Approval Report

16. Applications to be Received

- a. **PH# 2995** - Text Amendment Application to Table 5.10 to allow buildings larger than 5,000 square feet in Business Districts, and Section 5.70.3 to allow Child Day Care Facilities within the Limited Office Zone; Winston Properties, LLC., applicant. (DoR: 2/25/2021; MOPH: 5/1/2021)
- b. **PH# 2998** – 654 Enfield Street – Special Permit & Site Plan review to allow an accessory structure over 600 square feet in accordance with Section 3.30.7; Michael Panella, owner/applicant; Map 32/Lot 6; BL Zone. (DoR: 3/11/2021; MOPH: 5/15/2021)

17. Opportunities/Unresolved Issues

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

18. Adjournment

Note: The next Regular Meeting is April 22, 2021. 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