

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR VIRTUAL MEETING
AGENDA
APRIL 22, 2021 – 7:00 p.m.

Join Microsoft Teams Meeting

https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F%20%23%2F1%2Fmeetup-join%2F19%3Ameeting_ZDQ2ZGQ3N2EtZjhlNy00NGYwLWlXMTctZmNjYzA2NzFjYmNh%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522088b3fd5-883b-40dc-b484-35805988ad4f%2522%252c%2522Oid%2522%253a%2522dce6bb55-c1a2-434c-b63c-47ab9f5f8c84%2522%257d%26anon%3Dtrue&type=meetup-join&deeplinkId=524a9207-1aff-4638-b471-86727a131d29&directDI=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true

Or call in (audio only)

+1 860-967-0722,,542661572# United States, Hartford

Phone Conference ID: 542 661 572#

The meeting will be streamed live on YouTube at:

<https://www.youtube.com/watch?v=vWWIEZINo1g>

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1. **Call to Order & Pledge of Allegiance**
 2. **Roll Call**
 3. **Approval of Minutes**
 - a. April 8, 2021 – *Regular Meeting*
 4. **Public Participation**
 5. **Bond Release(s)**
 6. **Continued Public Hearings**
 7. **New Public Hearings**
 - a. **PH# 3001** – 40 Edgewood Drive – Special Permit & Site Plan Review application to allow the expansion of a non-conforming structure to accommodate a breezeway and garage addition; Rachel Boulette and Daniel Cezus, owners/applicants; Map 53/Lot 519; R-33 Zone. (DoR: 4/8/2021; MOPH: 6/12/2021).
 - b. **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)
 - c. **PH# 3002** – 359 Hazard Avenue – Planned Design Special Permit application with a site plan review to convert a currently vacant building/property into a mixed-use building containing business offices and residential apartments within the Hazardville Design District; 359 Hazard Avenue, LLC., owner/applicant; Map 92/Lot 1; HV-33 Zone; Hazardville Design District; Limited Office Overlay Zone. (DoR: 4/9/2021; MOPH: 6/12/2021)

8. **Old Business**
9. **New Business**
10. **Other Business**
11. **Correspondence**
12. **Commissioner's Correspondence**
13. **Director of Development Services Report**
14. **Administrative Approval Report**
 - a. **SPR# 1851** – 165 Elm Street – Proposed propane exchange; American Eagle Property Management and Investments LLC., owner; Bemers/GreenBee and T&D Food Store, applicants; Map 57/Lot 200; R-33 Zone.
 - b. **SPR# 1852** – 240 Brainard Road – Proposed propane exchange; K Brothers, LLC., owner; Bemers/GreenBee and Sam's Food, applicants; Map 62/Lot 13; R-33 Zone.
 - c. **SPR# 1856** – 14 Cranbrook Boulevard – Proposed parking lot lights; Abdelaziz Youssef, owner/applicant; Map 56/Lot 33; BL Zone.
 - d. **ZP# 2021-15** – 11 Enfield Street – Proposed Smoke Shop in the former Angie's Stateline liquor store; Iyad Jamal, owner/applicant; Map 35/Lot 180; BI Zone.
 - e. **ZP# 2021-20** – 139 Hazard Avenue – Proposed Medical Office in the Enfield Professional Park; Dennis Letourneau, owner; Katherine Bouley, applicant; Map 65/Lot 76; BP Zone.
 - f. **ZP# 2021-23** – 95 High Street – Proposed convenience store located in Molina's Plaza; Molina's Plaza, LLC., owner; Marco Antonio Leon-Sanchez, applicant; Map 25/Lot 6; TD-5 Zone.
 - g. **ZP# 2021-24** – 74 Palomba Drive – Proposed canopy over a previously approved outdoor dining patio associated with the new restaurant; Dimitrios Patetsos, owner/applicant; Map 56/Lot 25; BL Zone.
15. **Applications to be Received**
 - a. **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)
 - b. **PH# 3003** – 612 Hazard Avenue – Zone Change application to change the zone of the former Blair Manor property from Residential-44 to Special Development District (SDD) to allow for redevelopment; Meadow Manor, LLC., owner/applicant; Map 110/Lot 343; R-44 Zone. (DoR: 04/22/2021; MOPH: 6/26/2021)
 - c. **PH# 3004** – 9 North Main Street – Special Permit & Site Plan Review application for a proposed church; Sachi Corporation - Dayal Patel & Pritam Patel, owners; David Arce, applicant; Map 24/Lot 59; TD-5 Zone. (DoR: 04/22/2021; MOPH: 6/26/2021)
 - d. **SPR# 1858** – 612 Hazard Avenue – Site Plan Review application for adaptive reuse within an SDD Zone to allow for a 43-unit apartment complex in the former Blair Manor facility; Meadow Manor, LLC., owner/applicant; Map 110/Lot343; Current Zone: R-44, Pending Zone Change: SDD. (DoR: 04/22/2021; MAD: 6/26/2021)

16. Opportunities/Unresolved Issues

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

17. Adjournment

Note: The next Regular Meeting is May 13, 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