

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
REVISED AGENDA

THURSDAY APRIL 27, 2023 – 7:00 PM

ENFIELD TOWN HALL - COUNCIL CHAMBERS

820 ENFIELD STREET - ENFIELD, CT

Watch the meeting live on YouTube: <https://www.youtube.com/watch?v=wHtvXRp018>

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ENFIELD TOWN CLERK
2023 APR 21 PM 1:30
Sharon M. Boley

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes**
 - a. April 13, 2023
5. **Town Attorney Report**
6. **Public Communication**
7. **Bond Release(s)**
 - a. **PH# 2952 – CT Organics – 18 Mullen RD** – Landscape and Erosion & Sediment Control Bond Release Request
8. **Presentation**
 - a. **Review and Act on proposed FY 2023/2024 Capital Improvement Plan.**
9. **New Public Hearings.**
 - a. **PH# 3060ZA- 242, 274, & 284 Brainard Road-** Application for a zone change from R-44 to MFHD; Washington Associates of Enfield, LLC, Applicant; Anthony Troiano Jr + Petronella, Washington Associates of Enfield, LLC, Owners; Map 77/Lots 68 & 67, and Map 62/Lot 319; R-44 Zones.
 - b. **PH# 3061- 242, 274, & 284 Brainard Road-** Application for a multi-family housing development; Washington Associates of Enfield, LLC, Applicant; Anthony Troiano Jr + Petronella, Washington Associates of Enfield, LLC, Owners; Map 77/Lots 68 & 67, and Map 62/Lot 319; R-44 Zones.
 - c. **PH# 3064 – 561 Hazard Ave** – Special Permit Application and Appeal pursuant to Section 10.30.2, proposed 48 sq ft pylon sign in BL Zone; CT Sign Service, Applicant; O’Reilly Automotive Stores, Inc; Owner; Map 110/Lot 387; BL Zone.
 - d. **PH# 3063 – 25 Hazard Ave-** Application for a site plan modification and freestanding canopies; Chick-fil-A, INC., and Paramount Commons at Enfield, LLC, Applicants; Paramount Commons at Enfield, LLC, Owner; Map 45/Lot 8; BR Zone.
10. **Old Public Hearings**
 - a. **PH# 3065ZA- 113 Brainard Road-**Application for a zone change from R-33 to BR; Fast Track Realty, LLC, Applicant; John Ferreira, Owner; Map 36/Lot 237; R-33 Zone.
11. **New Business**
 - a. **FLD# 45 – 25 Hazard Ave** - Application for Flood Permit; Chick-fil-A, INC., and Paramount Commons at Enfield, LLC, Applicants; Paramount Commons at Enfield, LLC, Owner; Map 45/Lot8; BR Zone.
 - b. **PH# 3001 – 40 Edgewood Drive** – Request to modify condition #4 of Special Permit #3001 to extend the period required to acquire a building permit; Rachel Boulette and Daniel Cezus, Owners/Applicants; Map 53/Lot 519; R-33 Zone.
 - c. **CGS 8-24 – 810 Enfield St** – Request of the Enfield Town Council for a report pursuant to CGS 8-24 regarding proposed purchase of property known as 810 Enfield Street; Map 29/Lot 1; Robert + Cheryl Alaimo, Owners; BG Zone.
12. **Old Business**
13. **Other Business**
 - a. **Discuss State mandated affordable housing plan.**

14. **Enforcement Reports**
15. **Correspondence**
16. **Commissioner's Correspondence**
17. **Director of Planning Report**
18. **Opportunities/Unresolved Issues**
19. **Administrative Approval Report**
20. **Receipt of applications**
 - a. **SPR # 1916 – 175 Freshwater Blvd** – Application for electric converter upgrade & silo expansion; Eppendorf Holding, Inc., Applicant/Owner; Map 56/Lot 23; IP Zone.
21. **Adjournment**

Note: The next Regular Meeting is May 11, 2023. All materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>