

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR VIRTUAL MEETING
AGENDA
MAY 13, 2021 – 7:00 p.m.

Join OfficeSuite Meeting

<https://meeting.windstream.com/j/11112500870>

Meeting ID: 111 1250 0870

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The meeting will be streamed live on YouTube at: <https://www.youtube.com/watch?v=Qt82ai1CoEA>

1. **Call to Order & Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Minutes**
 - a. April 22, 2021 – *Regular Meeting*
4. **Town Attorney Report** (*In writing*) – April 2021
5. **Public Participation**
6. **Bond Release(s)**
 - a. **PH# 2904** – 130 Elm Street – Bond Release Request for the release of a Landscaping Bond in the amount of \$11,130.00
7. **Continued Public Hearings**
8. **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# 3003** – 612 Hazard Avenue – Zone change application from Residential-44 to Special Development District; Meadow Manor, LLC., owner/applicant; Map 110/Lot 343; R-44 Zone.
 - c. **PH# 3004** – 9 North Main Street – Special Permit & Site Plan Review Application to allow a place of worship (church) in one of the units in the building at 9 North Main Street; Dayal & Pritam Patel, owners; David Arce, applicant; Map 24/Lot 59; TD-5 Zone

- d. **PH# 3006** – 90 Elm Street – Special Permit & Site Plan Review application to allow the construction of a 2,300 square foot Popeye’s restaurant with a drive thru and associated parking lot; Enfield Square Realty, LLC, Enfield CH, LLC, and Enfield Nassim, LLC., owners; Enfield Dev LLC (Attn: Ed Baksh), applicant; RJ O’Connell & Associates (Attn: Stephen Glowacki), applicant representative; Map 43/Lot 17; BR Zone.
- e. **PH# 3007** – 11 Shaker Road – Special Permit & Site Plan Review application to allow the construction of a 10,000 square foot daycare facility; Michael, Jeffrey & Joseph Filiault, owner; Winston Properties, LLC. (Attn: Eric Spungin), applicant; J.R. Russo & Associates LLC (Attn: Tim Coon), applicant representative; Map 64/Lot 106; Limited Office Zone.
- f. **PH# 3008** – 504 Hazard Avenue – Special Permit & Site Plan Review application to allow a farmer’s market associated with Powder Hollow Brewery & R Dee Winery; 10 Water Street, LLC., owner; Michele McAuliffe & Michael McManus, applicants; Map 101/Lot 216; I-1 Zone.

9. **Old Business**

10. **New Business**

11. **Other Business**

Withdrawal Request(s)

- 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)

Discussion Item(s)

- b. Discussion regarding temporary outdoor lighting for ball fields at the Eli Whitney School

12. **Correspondence**

13. **Commissioner’s Correspondence**

14. **Director of Development Services Report**

15. **Administrative Approval Report**

- a. **SPR# 1861** – 10 Lego Way – Administrative Approval application to install dumpsters on a new concrete pad; Rocky Ridge Realty, LLC., owner/applicant; Map 75/Lot 104; Industrial-1 Zone.
- b. **ZP# 2021-30** – 740 Enfield Street - Zoning permit for Nick’s Barber Shop where a previous hair salon existed; The 740 House, LLC., owner; Nicholas Coleman, applicant; Map 29/Lot 11; BL Zone.
- c. **ZP# 2021-31** – 94 Middle Road – Zoning permit for temporary lights for ball fields at Eli Whitney School; Town of Enfield, owner/applicant; Map 74/Lot 52; R-44 Zone.
- d. **ZP# 2021-32** – 54 Hazard Avenue – Zoning permit for a retail Game X Change store within the existing retail shopping center; Enfield Station, LLC., owner; Game X Change (Chris Runyan), applicant; Map 56/Lot 26; BR Zone.
- e. **ZP# 2021-34** – 786 Enfield Street – Zoning permit for a retail meat market within the existing shopping center; Shaan Realty, LLC., owner; Maria L. Gonzalez Perez, applicant; Map 29/Lot 3; BG Zone.

- f. **ZP# 2021-36** – 54 Hazard Avenue – Zoning permit for a smoke shop to be located within the existing shopping center; Enfield Station, LLC., owner; Enamul Hoque, applicant; Map 56/Lot 26; BR Zone.

16. Applications to be Received

- a. **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)
- b. **XZA# 21-05** – Text Amendment to Section 4.20.1 Footnote 14 to allow bedrooms in basements as long as the requirements of the Building Code are met; Town of Enfield, applicant.

17. Opportunities/Unresolved Issues

18. Adjournment

Note: The next Regular Meeting is May 27, 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