

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY JULY 8, 2021 – 7:00 PM
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Town Attorney Report** (*In Writing*)
5. **Approval of Minutes**
 - June 24, 2021 – *Regular Meeting*
6. **Public Participation**
7. **Bond Release(s)**
 - a. **PH# 2479** – River Overlook Subdivision – First Settlers Row – Release of the Engineering Maintenance Bond in the amount of \$25,775.00.
 - b. **PH# 2526** – River Meadows Section III – Meeting House Lane – Release of the Engineering Maintenance Bond in the amount of \$113,580.00.
 - c. **PH# 2961** – 10 Hazard Avenue – Chase Bank – Release of the Erosion & Sedimentation Control Bond in the amount of \$4,300.00, the Site Restoration Bond in the amount of \$130,000, and the Landscaping Bond in the amount of \$6,222.00.
8. **Continued Public Hearings**
9. **New Public Hearings**
 - a. **PH# 3012** – 43 Pearl Street – Special Permit & Site Plan Review application for a place of worship; E+D Stovall, LLC., owner; Leroy Stovall, applicant; Map 24/Lot 79; TD-5 Zone.
10. **Old Business**
11. **New Business**
 - a. **SPR# 1866** – 504 Hazard Avenue – Site Plan Modification application for the previously approved outdoor seating area (PH# 2981); 10 Water Street, LLC., owner; Michael McManus, applicant; Map 101/Lot 216; I-1 Zone.
 - b. **SPR# 1867** – 612 Hazard Avenue – Site Plan Review application for adaptive reuse within an SDD Zone to allow for a 40-unit apartment complex with commercial space in the former Blair Manor facility; Meadow Manor, LLC., owner/applicant; Map 110/Lot 343; SDD Zone. (DoR: 6/24/2021; MAD: 8/28/2021)
12. **Other Business**
 - a. **Discussion** – Informal Discussion Regarding the Felician Sisters Master Plan
 - b. **Discussion** – Adaptive Reuse of Former Municipal Properties
 - c. **Discussion** – House Bill 6107 – Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and a Commission on Connecticut’s Development and Future
13. **Correspondence**
14. **Commissioner’s Correspondence**

15. **Director of Development Services Report**
16. **Administrative Approval Report**
17. **Applications to be Received**
18. **Opportunities/Unresolved Issues**
19. **Adjournment**

Note: The next Regular Meeting is July 22, 2021. All materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>

The meeting will be streamed live on YouTube at: <https://www.youtube.com/watch?v=OhM73XtOxb0>

Ken Nelson, Jr., Chairman; Richard Szewczak, Secretary

DoR – Date of Receipt

MAD – Mandatory Action Date (65 days after Date of Receipt or close of Public Hearing)

MOPH – Mandatory Open Public Hearing Date (65 days after Date of Receipt)

MCPH – Mandatory Close Public Hearing Date (35 days after opening the Public Hearing)