

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA

THURSDAY JULY 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=ew0TvpVBEq0>

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1. **Call to Order & Pledge of Allegiance**
 2. **Fire Evacuation Announcement**
 3. **Roll Call**
 4. **Approval of Minutes**
 - a. July 13, 2023
 5. **Town Attorney Report**
 6. **Public Communication**
 7. **Bond Release(s) PH# 3007 – 11 Shaker Road- The Learning Experience**
 8. **Presentation**
 9. **Continued Hearings**
 - a. **PH# 3071 – 210 Moody Rd** – Application for a re-subdivision; Top Knot, LLC, Applicant/Owner; Map 100/Lot 11; I-1 Zone
 - b. **PH #3072 – 117 North St** - Application for home occupation, truck parking and earth material storage; Joseph Liquore, Applicant/Owner; Map 93/Lot 15; I-1 Zone
 - c. **PH# 3070ZA - 140-148 Hazard Ave** – Application to amend Section 5.50.1 regarding driveways in the BP Zone; Trinity Health of New England – Johnson Memorial Hospital, Applicant. **(continued to September 14, 2023)**
 10. **New Public Hearings**
 - a. **PH# 3073 – 329 Hazard Ave** – Application to convert single family home to a two-family home and offices; Our Town Home Buyers, LLC; Applicant/Owner; Map 83/Lot 256; HVBL Zone
 - b. **XSU# 3075 – 800 - 820 Enfield St** – Application to improve Higgins Park with expanded parking, lighting and exercise stations; Town of Enfield; Applicant/Owner; Map 28/Lot 113 and Map 29/Lot 2; TD-1 + BG
 11. **Old Business**
 - a. **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. (PH closed 7/13/23)
 - b. **SPR #1918 – 161 Post Office Road** – Application for retail development; Garrett Homes, LLC applicant and Mitchell Wojnar, owner; Map 68 Lot 232; BL Zone.
 12. **New Business**
 - a. **CGS 8-24 – 800-820 Enfield Stret** – Higgins Park improvements and parking lot expansion
 - b. **CGS 8-24 – 558 Enfield St** – Town lease of land to American Legion for parking lot expansion.
 13. **Other Business**
 14. **Enforcement Reports**
 15. **Correspondence**
 16. **Commissioner’s Correspondence**
 17. **Director of Planning Report**

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Sharon Bishop

- 18. **Opportunities/Unresolved Issues**
- 19. **Administrative Approval Report**
- 20. **Adjournment**

Note: Application materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>

Enfield Planning & Zoning Commission
100 Main Street, 2nd Floor
Enfield, CT 06033
Tel: 860-254-2200
Fax: 860-254-2201
www.enfield-ct.gov

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