

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR LIVE MEETING
AGENDA
THURSDAY SEPTEMBER 9, 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. **Approval of Minutes**
 - July 22, 2021- Regular Meeting
 - August 5, 2021- *Special Meeting*
5. **Town Attorney Report-August 26th, 2021**
6. **Zoning Enforcement Report**
7. **Public Participation**
8. **Bond Release(s)**
 - a. **SPR#1761-** 191 Moody Road (Martin Brower Site Improvement) – Bond release request for a Site Restoration Bond in the amount of \$152,500.00.
9. **New Public Hearings**
 - a. **PH#3015** - 1695 King Street – Special Use Permit and Site Plan Review Application to operate a retail outlet in an existing building and for the future construction of a 2,880 sq ft building to serve as a chocolate manufacturing facility; Northern Nurseries, Inc., Owner; Nel Group LLC, Applicant, (Attn: Rachel Breslin) Map 14; Lot 24; I-1 Zone
10. **Old Business**
 - a. **SPR# 1868** – 1 Prior Road – Site Plan Review Application for modifications to the Enfield Twin Rinks building to accommodate a window associated with the existing snack bar to allow snack purchases from outside; The Hillebrecht Group LLC, Owner; Keith Hillebrecht, Applicant; Map 68/Lot 92; R-33 Zone.
11. **New Business**
 - a. Informal Application Review-190 Elm Street- Noble Gas; Mike Frisbie, Applicant; Map 64/ Lot 91; BL Zone
12. **Other Business**
 - a. **Extension Request for PH#2983**-Special Permit one-year Extension request - 20 Louise Drive – Special Permit application and Site Plan Review to allow a hair stylist as a home occupation; Alison Bosco, owner/applicant; Map 53/Lot 310; R-33 Zone.
13. **Correspondence**
14. **Commissioner's Correspondence**
15. **Director of Development Services Report**
16. **Administrative Approval Report**
17. **Applications to be Received**
 - a. **PH# 3013** – 51 Enfield St – Special Permit & Site Plan Review application to convert a non-conforming use to a less intensive non-conforming use for auto wash and detailing motor vehicle facility; Diane Pagano, Owner/Applicant; Map 35/Lot 206; BL Zone.

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- b. **PH# 3014** – 113 Brainard Rd – Special Permit & Site Plan Review application for an existing in law apartment; Patricia Ferreira, Owner/Applicant; Map 36/Lot 237; R-33 Zone.
- c. **PH#3015** - 1695 King Street – Special Use Permit and Site Plan Review Application to operate a retail outlet in an existing building and for the future construction of a 2,880 sq ft building to serve as a chocolate manufacturing facility; Northern Nurseries, Inc., Owner; Nel Group LLC, Applicant, (Attn: Rachel Breslin) Map 14; Lot 24; I-1 Zone.
- d. **PH# 3016** – 113 Brainard Rd – Special Permit & Site Plan Review application to park two company commercial vehicles on rear of the property; Patricia Ferreira, Owner/Applicant; Map 36/Lot 237; R-33 Zone.

18. Opportunities/Unresolved Issues

19. Adjournment

Note: The next Regular Meeting is September 23, 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:

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

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Shubra M. Bailey