ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY SEPTEMBER 22, 2022 – 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=LjV9Tr8yCx0

1. Call to Order & Pledge of Allegiance
2. Fire Evacuation Announcement
3. Roll Call
4. Approval of Minutes
   a. September 8, 2022 – Regular Meeting
5. Town Attorney Report
6. Public Participation
7. Bond Release(s)
8. New Public Hearings
9. Old Public Hearings
   a. PH# 3040MA – 1297 Enfield Street–Zone change request from HR-33 to SDD; Felician Sisters of North America Real Estate Trust, Applicant/Owner; Map 49/Lot 2; HR-33 Zone. Public Hearing closed – Action pending
10. New Business
    a. SPR# 1901- 160 Spring Street- Application for the demolition of 2 small warehouses and the construction of a new building; Andrew Crane, Applicant; Kelly-Fradet Lumber, Owner; Map 21/Lot 2; I-1 Zone.
    b. XZA# 3048 – Application of Town of Enfield to modify Section 8.20 of the Marijuana Regulation for separating distances within the BR zone and eliminate variances.
11. Old Business
    a. SPR# 1900- 7 Hazard Ave- Administrative approval request for a drive-up ATM; The Colvest Group, Applicant; G&R Properties, LLC, Owner; Map 45/Lot 10; BR Zone. CONTINUED TO OCT 13, 2022 – possible withdrawal tentative.
    b. SPR# 1900 – 35 Enfield Street – Administrative approval request for a Retail shop to be located in a store that has been restaurant and personal service shop. Muhammad Ali Saleem owner/applicant. Map 35/lot 192 .BL zone.
12. Other Business – Discussion on Public Art and/or Murals
13. Correspondence
14. Commissioner’s Correspondence
15. Director of Planning Report
16. Opportunities/Unresolved Issues
17. Receipt of applications
   a. PH# 3043- 78 Park Avenue – Special Use Permit Application for new construction of a duplex home; Onyx Building & Remodeling, LLC, Applicant; Lori Longhi, Owner; Map 39/Lot 4; R-33 Zone Withdrawn
   b. SPR# 1902 – 90 Alden Ave – Application request from Bellsite Development, LLC to replace existing vacant gym with two story, 20-unit apartment building.

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)
c. **SPR# 1899 – 18 Mullen Rd** - Application request from Connecticut Organics, LLC for expansion of the outdoor storage area from the current 20% to 37% for the storage of forestry related products/mulch for final distribution. **Withdrawn**

d. **PH# 3047 – 18 Mullen Rd** – Application request from Connecticut Organics, LLC for expansion of the outdoor storage area from the current 20% to 40% for the storage of forestry related products/mulch for final distribution.

e. **XZA# 3048** – Application of Town of Enfield to modify Section 8.20 of the Marijuana Regulation for separating distances within the BR zone and eliminate variances.

18. **Adjournment**

**Note:** The next Regular Meeting is October 13, 2022. All materials are available for review on the Enfield Planning & Zoning Commission website: [https://www.enfield-ct.gov/707/Planning-Zoning-Commission](https://www.enfield-ct.gov/707/Planning-Zoning-Commission)