

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=LjV9TrByCx0>

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of a duplex home; Onyx Building & Remodeling, LLC, Applicant; Lori Longhi, Owner; Map 39/Lot 4; R-33 Zone **Withdrawn**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.

RECEIVED
ENFIELD TOWN CLERK
2022 SEP 16 PM 12: 25
Sharon M Bailey

- 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>

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)