

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR LIVE MEETING
AGENDA
THURSDAY OCTOBER 14, 2021 – 7:00 PM
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

You may watch the meeting live on YouTube at <https://youtu.be/8xTZ1Xf5FoM>

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes**
 - September 23, 2021- Regular Meeting
5. **Town Attorney Report**
6. **Zoning Enforcement Report**
7. **Public Participation**
8. **Bond Release(s)**
9. **Old Public Hearings**
 - a. **PH# 3017MA** – 1297 Enfield Street – Zone change request from HR-33 to SDD; Felician Sisters of North America Real Estate Trust, Owner; The Community Builders, Applicant; Map 46/Lot 2; HR-33 Zone. **TABLED**
10. **New Public Hearings**
 - a. **PH# 3013** – 51 Enfield Street – Special Use Permit application to convert a non-conforming use to a less intensive non-conforming use for a car wash and motor vehicle detailing facility; Diane Pagano, Owner/Applicant; Map 35/Lot 206; BL Zone. **TABLED**
 - b. **PH# 3018MA** – 190 Elm Street – Zone change request from BL to BG; 466 Spring Street LLC, Owner; Noble Energy Real Estate Holdings LLC, Applicant; Map 64/Lot 90 & 91; BL Zone.
11. **New Business**
 - a. **SPR# 1870** – 101 North Street – Site Plan Modification Application to allow pavement within 10 feet of the front property line for track racing; Chris Marcy, Applicant; 101 North, LLC Owner; Map 93/Lot 21; I-1 Zone.
 - b. **8-24 Referral** – Sale of town owned property located at 110 High Street.
 - c. **8-24 Referral** – Sale of town owned property located at 52 Prospect Street.
 - d. **8-24 Referral** – Purchase of gym and associated land located at 90 Alden Street.
 - e. **Informal discussion** on 4.70.6 MFHD with SFDU
12. **Old Business**
13. **Other Business**
14. **Correspondence**
15. **Commissioner’s Correspondence**

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)

16. Director of Development Services Report

- a. PA 21-29 Parking opt out by Town Council

17. Administrative Approval Report

- a. **SPR# 1873** – 604 Enfield Street – Site Plan Modification application to allow a Pizza kitchen and seating area in the existing Odin’s Axe throwing establishment; Square Peg Pizzeria, Applicant; Enfield Retail Properties, Owner; Map 32/Lot 7; BL Zone

18. Applications to be Received

- a. **XSU# 21-09** – 117 Post Office Rd – Special Permit application to install one modular classroom on the westerly side; Town of Enfield, Owner/Applicant; Map 54/Lot 6; R-33 Zone.
- b. **SPR# 1872** – 109 Elm St – Site Plan Review application to demolish existing office building and construct a new 3,200 sq ft car wash facility. AAA Club Alliance Inc., Owner; Western Ma EEN, LLC, Applicant; Map 43/Lot 7; BG Zone.
- a. **SPR# 1873** – 604 Enfield Street – Site Plan Modification application to allow a Pizza kitchen and seating area in the existing Odin’s Axe throwing establishment; Square Peg Pizzeria, Applicant; Enfield Retail Properties, Owner; Map 32/Lot 7; BL Zone.
- b. **PH # 3019** – 110 High Street- Special Use Permit application to establish a daycare facility; William and Melissa Adams, Applicants; Town of Enfield, Owner; Map 25/Lot 75; R-33 Zone.

19. Opportunities/Unresolved Issues

20. Adjournment

Note: The next Regular Meeting is October 28, 2021. All materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>

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