



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
November 16, 2023
7:00 PM - Council Chambers
<https://youtube.com/live/dNk4kdpLZ2E>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. FIRE EVACUATION ANNOUNCEMENT
3. ROLL CALL
4. MINUTES OF PRECEDING MEETINGS
 - October 26, 2023
5. TOWN ATTORNEY REPORT
6. EXECUTIVE SESSION
7. ENFORCEMENT OFFICER'S REPORT
8. PUBLIC COMMUNICATION AND PETITIONS
9. BOND RELEASE(S)
10. CONTINUED PUBLIC HEARINGS
11. NEW PUBLIC HEARINGS

A.

1. **PH# 3077 – 38 Post Office Road and Map 47/Lot 12**-application for a special use permit for the expansion of a construction facility including outdoor storage; Spazzarini Construction Co., LLC, Applicant; Post Office LLC and St. Thomas Realty Associates LLC, Owners; Map 47/Lots 12 & 51; I-1 & I-2 Zones.

B.

1. **PH# 3078 – Application of Impact Residential Development** for a mixed-use development at 20 1/2 Pleasant Street, 16 Pleasant Street, 2 Chapel Street, 1 & 5 & 19 & 21 Church Street, 17 North Main inclusive of the front parcel with .1 acres; Impact Residential Development, Applicant; Town of Enfield, Owner, TD-5

12. OLD BUSINESS

13. NEW BUSINESS

- A. **SPR# 1923- 157 South Road** – Application for Site Plan Approval for self-storage use; Eric Hewitt, Applicant/Owner; Map 55/Lot 82; I-1 Zone.

RECEIVED
ENFIELD TOWN CLERK
2023 NOV -9 PM 12:32
Shirley M. Bailey

B. **SPR# 1924- 3 Palomba Drive**, Application for Site Plan Modification; addition for storage and auto detailing of repaired cars; Applicant/Thomas Adamczyk; Owner/ Balise Automotive Realty; Map 57/ Lot 320, BR-Zone.

C. **PH# 3065ZA- 113 Brainard Road**-Request for extension on filing of zone change from R-33 to BR; Fast Track Realty, LLC, Applicant; John Ferreira, Owner; Map 36/Lot 237; R-33 Zone

D. **Discussion on PA 23-142-** Zoning Compliance- Certain Protections for Group and Family Child Care Homes

14. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

A. Discussion on extension of filing deadline for special use permits

B. 2024 Meeting Calendar

15. CORRESPONDENCE

16. COMMISSIONER'S CORRESPONDENCE

17. PLANNING STAFF REPORT

18. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

19. APPLICATIONS RECEIVED

20. ADJOURNMENT

The next regular meeting of the Enfield Planning and Zoning Commission is December 7, 2023.

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