TOWN OF ENFIELD

Administrative Approval-Site Plan Review Application

Planning Division • 820 Enfield Street Enfield, CT 06082
Telephone: 860-253-6355 Website: www.enfield-ct.gov

Site Plan Review

Application For: ☐ New Site Plan Review ☐ Other _____
☑ Modification of Plan Previously Approved SPR# 1829
☐ Modification of Conditions of Approval of a Site Plan: _____

Staff Use Only	
SPR #:	
View Permit #:	
Zoning Regulation Section:	

PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS

Property Address: 50 Hazard Avenue **Map #:** 56 **Lot #:** 22

Zone(s): Business Regional **Size of Parcel:** ±1,494,000 SF **Account #:** 001000020005

Current Use: Regional Shopping Center

Project Name: Burlington Coat Factory Expansion at Brookside Plaza

Summary Description:

The proposed project includes the re-tenanting of the existing Walgreen's into a Burlington Coat Factory. This includes the construction of a single story ±6,725 square-foot building expansion with associated utility infrastructure, drainage, landscaping, loading dock and drive-way revisions necessary to incorporate the expansion into the existing loading area.

Applicant's Name: Regency Centers c/o Michael Lai

Applicant's Address: 28 Church Lane, Suite 200, Westport, CT 06880

Contact #: (203) 635-5570 **Email:** MichaelLai@regencycenters.com

Applicant's Representative: David Gagnon- Langan

Representative Address: 555 Long Wharf Drive, 9th Floor, New Haven, CT 06511

Contact #: (860) 398-0196 **Email:** dtgagnon@langan.com

Does Applicant own the Property? ☑ Yes (Attach Copy of DEED)
☐ No (Provide Information Below & Attach Letter of Authorization)

TOWN OF ENFIELD

Owner's Name: Equity One (Northeast Portfolio) LLC c/o Michael Lai

Owner's Contact #: (203) 635-5563

Owner's Address: 28 Church Lane, Suite 200, Westport, CT

Owner's Email: MichaelLai@regencycenters.com

Project Information:

Septic: ☐ Yes ☑ No

Public Sewer: ☑ Yes ☐ No

Well Water: ☐ Yes ☑ No

Public Water: ☑ Yes ☐ No

Outdoor Storage: ☐ Yes ☑ No

Design District: ☐ Yes ☑ No

Do wetlands and watercourses affect this application? ☐ Yes ☑ No

Is the property within a Level A or Level B Aquifer Protection Area? ☐ Yes ☑ No

Does this application include any regulated activity in a floodplain ☐ Yes ☑ No

(If yes, you will need to also submit a Flood Hazard Development Permit application to the Planning & Zoning Commission)

What is the total lot acreage? ±34.3 AC (±1,494,000 SF)

What is the length of the property frontage? (List by Street) Hazard Avenue: ±1,700 LF, Freshwater Boulevard: ±775 LF, Rosario T Vella Avenue: ±1,635 LF, Phoenix Avenue: ±1,015 LF

Name the abutting street(s): Hazard Avenue, Freshwater Boulevard, Rosario T Vella Avenue, Phoenix Avenue

What are the existing land uses and zoning districts for abutting properties or across the street(s)?

North Use: Retail/Restaurant, Zone: BR

East Use: Retail/Restaurant, Zone: BR

South Use: Vacant Land, Zone: IP

West Use: Hotel/Restaurant, Zone: BR

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Environmental History:

Phase I: Land Records reviewed for environmental hazards? ☑ Yes ☐ No

Phase II: Environmental Hazards Identified? ☐ Yes ☑ No

If yes, please list the environmental conditions found: NA

Phase 3: Is there a remediation plan? ☐ Yes ☑ No

If yes, please describe the remediation plan: NA

Are there environmental restrictions on the property? ☐ Yes ☑ No

If yes, please list environmental restrictions: NA

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The undersigned hereby permits town staff and commission members to enter into and inspect this site during reasonable hours for the purpose of reviewing this application and accompanying plans. I hereby depose and say that all of the above statements as well as the statements contained in all papers filed herewith are true.

Applicant Signature: Lai **Date:** 09/17/2020

Print Name: HENGWA LAI

Subscribed and sworn to before me 17 **day of** September **, 20** 20.

Notary Public

4-15-2027

CATARINA AUGMON
Notary Public, Commonwealth of Massachusetts
My Commission Expires April 15, 2027

My Commission Expires:

For Office Use	
Application #:	**Date Submitted:**

TOWN OF ENFIELD

Administrative Approval
Planning Checklist of Required Information

(To be included with your application)

Application #: _____

View Permit #: _____

Applicant Name: Regency Centers c/o Michael Lai

Business Address: 28 Church Lane, Suite 200, Westport, CT

Please Read Instructions

Required Information for a Complete Submission	Included
1. Complete and notarized application.	✓
2. Letter from the owner stating that they will allow your business.	NA
3. Project Narrative: Provide a detailed narrative description explaining the proposal. ▪ How will you use the site? ▪ What are your plans for the site? ▪ Nature of business ▪ Hours of operation ▪ Number of employees ▪ Parking	✓
4. Four (4) copies of the interior floor plan sketched or **drawn to scale** (may use graph paper) shall indicate: ▪ Spatial Arrangement 2 copies submitted per town staff request ▪ Use ▪ Occupancy ▪ Seating Arrangements ▪ Facilities- Restrooms and Storage ▪ Ingress and Egress	✓
5. Four (4) copies of exterior photography of the proposed area. 2 copies submitted per town staff request	✓
6. Four (4) copies of an aerial photo of the proposed area.	✓
7. All plans including revised plans should be submitted to the Department **30 days in advance of a requested decision date.** Plans will be reviewed, circulated, and commented by appropriate Departments.	✓
8. The Planning Department requires an electronic submission of all documents received in CD format or on a USB drive.	✓