



# TOWN OF ENFIELD

## ENFIELD PLANNING & ZONING COMMISSION STAFF REPORT & DRAFT RESOLUTION

<b>Application #</b>	PH 3040MA	<b>Meeting Date:</b>	<b>June 30, 2022</b>
<b>Address:</b>	1297 Enfield Street	<b>Prepared By:</b>	<b>L. Whitten</b>
<b>Applicant:</b>	Felician Sisters of NA/The Community Builders		
<b>Property Owner:</b>	Felician Sisters	<b>Wetlands/Watercourses:</b>	<b>yes</b>
<b>Zone:</b>	HR-33	<b>Aquifer Protection Areas:</b>	<b>no</b>
<b>Current Use:</b>	Church/School/Housing	<b>Flood Zones:</b>	<b>no</b>
<b>Proposed Use:</b>	SDD Zone Residential	<b>Variances:</b>	
<b>Map/Lot:</b>	46/02	<b>Applicable Zoning Regulations:</b>	<b>12.10/9.10.1/5.60</b>

### APPLICATION FOR A REZONE FROM HR-33 TO SDD

**PROPOSAL:** The applicant is seeking a zone change from HR-33 to SDD for a 26.8 ac property located at 1297 Enfield Street at the southeast corner of Enfield Street and South Road, aka Felician Sisters campus. The SDD will give the owner an opportunity to rehabilitate the currently vacant and underutilized buildings, and create a new residential campus. A similar application was presented in September of 2021. Ultimately, it was withdrawn due to opposition. Subsequently the development team reached out to the community with workshops, and has redesigned the campus. The current application has reduced the number of dwelling units, added amenities and increased the open space.

The proposed redevelopment will provide multi-family intergenerational housing, with over half of that being re-use of existing buildings, and the other half in proposed two new buildings which will be located to the rear of the property (closer to I-91) and behind existing structures. The max. height would be 3-4 stories, matching existing heights. Preservation of open space, walking trails, playgrounds community kitchen and wellness center are some of the proposed amenities.

The proposed density is now 250 dwelling units (reduced from 334) over 26.8 ac, with the gross density now proposed is 9.3 dwelling units per acre (down from 12.46 /ac). The unit mix is 142 units of senior housing and 108 units of family housing.



---

## TOWN OF ENFIELD

The density lies below the densities of similar uses.

For comparison, the following densities for various uses could be permitted.

Assisted Living = 10du/ac = 10 x 26.8 ac = 268 units

Housing for Elderly = 16 du/ac = 16 x 26.8 ac = 428 units

Senior Residential = 3 du/ac x 26.8 = 80

Multifamily = 10du/ac x 26.8 ac = 268 units

The applicant has supplied:

- A synopsis of the compatibility of this development compared with the adjoining developments and zoning;
- A narrative describing existing conditions and proposed re-development with unit mixes, proposed amenities, phasing, community concerns and feedback, historic preservation, maintenance and a zone change justification;
- A traffic study based on the proposed development has also been submitted, strengthening their commitment to the master plan. The conclusion summary is attached to this report. The full study is in the master packet on line.

### ADJACENT USES:

North: South Rd and Residential

South: Elderly Housing

East: I-91

West: Route 5 and Enfield School & Residential

### APPLICABLE ZONING REGULATIONS:

#### Section 5.60 Special Requirements for the Special Development District

**The sole purpose of the Special Development District (SDD) is to enable the rehabilitation and/or adaptive reuse of vacant, deteriorated or underutilized buildings and their sites.**

##### 5.60.1 Criteria

The Commission may establish a Special Development District for one or more contiguous lots containing vacant, deteriorated or underutilized buildings when a proposal for the rehabilitation and reuse of the property and buildings is proposed, if the Commission finds the proposal meets all of the following criteria:

- A. Existing building(s) contain a gross floor area of 10,000 square feet or more; **MEETS**
- B. The proposal area contains a contiguous land area of five (5) acres or more; **MEETS**

---

Department of Development Services  
*Building/Community & Economic Development/Planning & Zoning*  
820 Enfield Street  
Enfield, Connecticut 06082

Telephone (860) 253-6507  
Fax (860) 253-6310

[www.enfield-ct.gov](http://www.enfield-ct.gov)



---

## TOWN OF ENFIELD

- C. The building(s) have a vacancy rate of 80 percent or more of the existing gross floor area for a continuous period of twenty-four (24) months or more immediately preceding the date of application; **MEETS**
- D. Substantial inability to develop the Project under the provisions of any other zoning district; **The SDD MAY OFFER A HIGHER DENSITY AND FLEXIBLE DEVELOPMENT THAN HR-33.**
- E. The proposal will provide a substantial benefit to the Town and the immediate neighborhood; **The zone change will offer more flexibility with affordable housing options with various styles of dwellings.**
- F. The proposal exhibits compatibility with the character and density of land use abutting the site; **TBD**
- G. The proposal exhibits compatibility with zoning districts adjacent to the site; and **MEETS**
- H. The proposal is compatible with the Town Plan of Conservation and Development. **MEETS DESIRED RESIDENTIAL USE**

### 5.60.2 Permitted Uses

Any use or uses, which the Commission may find meets all of the criteria set forth in Section 5.60.1 of these Regulations, may be permitted in the Special Development District. Allowance of a use or uses not permitted under the existing zoning district classification shall not, by itself, serve as justification for the application of the Special Development District.

### 5.60.3 Procedure

- A. Application for a Special Development District shall be made in accordance with both the Change of Zone procedures in Section 12.10 and Site Plan approval procedures in Section 9.10.1. The map or maps included with the applications shall include the entire area proposed to be rezoned as a SDD.
  - i. If residential uses are a proposed use for a part or all of the SDD, the requirements of Sections ~~4.10.2.G., H. & J., 4.30.19 and 4.40~~ of these Regulations shall apply to those residential portions of the SDD as deemed appropriate by the Commission.
  - ii. Procedures for the construction of buildings shall apply only to residential units partially or wholly within additions to existing structures and to new construction. Provisions regarding building height and basement height, shall apply only to proposed additions to existing buildings and proposed new buildings.
  - iii. The maximum overall density of dwelling units in the proposed development shall be determined by the Commission as appropriate for the general vicinity of the proposed SDD. To aid in the determination, the applicant shall submit, as part of the Site Plan application, a detailed map showing all existing land uses, including the number of dwelling units per lot, for all lots within 500 feet of the proposed SDD.
  - iv. If residential uses are proposed in a mixed-use development, the Commission may approve shared parking. If shared parking is permitted, the total number of parking spaces required for the entire site shall be at least twice the number of proposed dwelling units.
- B. Child and/or adult day care center shall be permitted within a SDD.

### 5.60.4 Buildings and Conformity

- A. No new buildings shall be constructed within a Special Development District until all existing structures have been fully rehabilitated in accordance with approved plans, and Certificates of Occupancy have been issued for all such rehabilitated structures. Accessory buildings incidental to a proposed use or uses within structures undergoing rehabilitation may be constructed as rehabilitation proceeds.



---

## TOWN OF ENFIELD

- B. Additions to existing buildings may be permitted, but only as part of and in conformity with the overall design of the SDD. Such additions and any new buildings shall follow the dimensional setback requirements of the underlying zoning district of the site. Section 3.40, concerning additions, shall also apply but no existing nonconformity shall be increased.

### DEPARTMENT COMMENTS:

**Engineering Department – NA**

**Health Department – NA**

**Building Department – NA**

**Water Pollution Control Authority – NA**

**Police Department – NA**

**Fire Department – NA**

---

**MOTION TO APPROVE PH# 3040MA** – 1297 Enfield St – 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.

*NOTE TO PZC : The members shall state their reasons for their decision on the record. Findings should be made based on the statements below.*

- The proposal will provide a substantial benefit to the Town and the immediate neighborhood; ***The zone change will offer more flexibility with affordable housing options with various styles of dwellings while preserving the historic campus***
- The proposal exhibits compatibility with the character and density of land use abutting the site; ***with similar uses and densities***
- The proposal exhibits compatibility with zoning districts adjacent to the site
- The proposal is compatible with the Town Plan of Conservation and Development ***meets desired residential uses with multi generational and mixed income housing***

### REFERENCE PLANS:

1 – 500 ft site buffer map

2 – Boundary and Topographic Survey for 1297 Enfield St, prepared by Langan CT, Inc, 555 Long Wharf Dr. New Haven, CT 06511 203/562-5771 dated June 15, 2022 [www.langan.com](http://www.langan.com)

3 - Modified Zoning map showing rezone area

4- Felician Sisters, Existing Conditions -Zone Change, prepared by Fuss & O'neill 146 Hartford Ave., Manchester CT 06040 860/646-2469 [www.fando.com](http://www.fando.com)

---

Department of Development Services  
Building/Community & Economic Development/Planning & Zoning  
820 Enfield Street  
Enfield, Connecticut 06082

Telephone (860) 253-6507  
Fax (860) 253-6310  
[www.enfield-ct.gov](http://www.enfield-ct.gov)



---

## TOWN OF ENFIELD

### **General Conditions:**

1. This rezone is generally conditioned on the development of a residential master planned community on the property known as 1297 Enfield Street aka Felician Sisters campus as is in the record. Any substantial changes to the master plan will need to be approved by the PZC.
2. When a site plan is subsequently approved, No new buildings shall be constructed within a Special Development District until all existing structures have been fully rehabilitated in accordance with approved plans, and Certificates of Occupancy have been issued for all such rehabilitated structures
3. The dimensional setback requirements of the underlying zoning district, HR-33 shall be followed.
4. The maximum density for this site shall be: **9.3 du/ac**

### **Conditions to be met for filing of rezone**

5. One sets of paper plans with any required revisions incorporated shall be submitted to the Planning Department for signature of the Commission. A mylar of the rezone map and letter of approval shall be filed in the land records.
6. This approval will become effective upon the filing of a Rezone approval letter and map signed by the Commission Secretary on the Land Records by the applicant.
7. The applicant shall also submit final plans as approved by the Commission in a digital format compatible with the Enfield Geographic Information Systems Electronic Submittals Ordinance.