

Sept. 8, 2022

From: James T. Glista

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To: Enfield Planning and Zoning Commission

820 Enfield Street

Enfield, CT 06082

I am commenting to object to the requested change in zoning for 1297 Enfield Street to a Special Development District. These are very brief highlights of my recorded comments.

- 1) Under definitions, A zoning district created to encourage and enable the rehabilitation and adaptive reuse of underutilized and vacant buildings. No mention of new construction.
- 2) Section 5.60, D. ,E., G. , 5.60.4, A. No new buildings until all existing structures have been fully rehabilitated and CO's have been issued.
- 3) Town attorney's letter re: protest petitions. Total surface area of the land abutting the site is largely state and town property, consisting of Enfield Street, I-91 corridor, and South Road. Most of the people primarily affected are excluded because most of the surface is occupied by roads.
- 4) Staff Report and Draft resolution #3.

Item #2 , request for waiver of the site plan requirement. I object to this because the SDD is so broad in allowable uses such as retail and office.

- 5) Bulk Data Chart. There appears to be an increase of over an acre of impermeable surface added. There is already a water problem East of I-91 on Phoenix Avenue and Post Road and the West side of I-91 to Post Office Road that will only be added to.

Respectfully submitted,  
  
James T. Glista

