

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY, JANUARY 8, 2015 - 7:00 P.M.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

AGENDA

THE MEETING WILL ADJOURN AT 11:00 P.M.

REGULAR MEETING 7:00 P.M.

1. Call to Order & Pledge of Allegiance
2. Fire Evacuation Announcement
3. Roll Call
4. Approval of Minutes
 - a. July 31, 2014 special meeting
 - b. September 4, 2014 regular meeting
 - c. September 18, 2014 regular meeting
 - d. October 2, 2014 regular meeting
 - e. December 18, 2014 regular meeting
5. Staff Reports
 - a. Town Attorney (in person)
 - b. Zoning Enforcement Officer (in person)
 - c. Blight
 - d. Interim Planner
6. Public Participation
7. Correspondence
8. Commissioner's Correspondence
9. Bond Releases – None

Mandatory Public Hearing Closing Date (MPHCD) = 35 days from opening of a Public Hearing
Mandatory Action Date (M.A.D.) = 65 days from the "date of receipt" for a site plan review OR 65 days from the close of a public hearing

10. Public Hearings continued from November 6, 2014

- a. PH #2808 – Special Use Permit for a Dunkin Donuts with drive thru lane located at 95 Raffia Road in a BL District; Map# 67-Lot# 424; George Raffia and Sons, Inc and Joaquim Freitas – applicant; George Raffia and Sons, Inc. – owner. (MPHCD January 8, 2015)

Public Hearing continued from December 18, 2014

- a. XZA# 14-13 – Proposed Text Amendment to Section 4.50.7 Modifications to Swimming pools. Enfield Planning and Zoning Commission initiative.

11. Reading of the Legal Notice

12. New Public Hearings

- a. PH# 2805.02 – Special Use Permit to obtain beer/wine permit located at 111 Hazard Avenue; Map#65-Lot# 67; Joseph M. Ravalese, III – applicant/Chestnut Oak Realty-owner. (MPHCD February 12, 2015)

- b. PH# 2813 – Special Use Permit request change of use for Montessori School to relocate to the Felician Sisters located at 1325 Enfield Street in a HR-33 District ; Map# 046-Lot# 0002; Felician Sisters of North America Real Estate Trust – Owner/ applicant. (MPHCD February 12, 2015)

13. Old Business - None

14. New Business - None

15. Other Business

16. Authorization for Administrative Approvals

17. Applications To Be Received

18. Unresolved issues

19. Adjournment

20. Next Regular Meeting: Thursday, January 22, 2015

21. Planning Meeting Agenda Items (Date – January 15, 2015)
 - a. Thompsonville Village Residential (TV-R)
 - b. Thompsonville Mixed Use District (TMD)
 - c. Multi-modal Transit and River Access District (MTRA)
 - d. Buildings vs. Structures
 - e. Incentive housing zone pros and cons