

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA

THURSDAY, JUNE 16, 2016 – 7:00 P.M.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

AGENDA

1. Call to Order & Pledge of Allegiance
2. Fire Evacuation Announcement
3. Roll Call
4. Approval of Minutes
 - a. May 19, 2016 - regular meeting
 - b. June 2, 2016 – regular meeting
5. Public Participation
6. Bond Release(s)
7. Public Hearing(s)
Reading of Legal Notice
 - a. PH# 2814.02 – Application for modification to a Special Use Permit for redevelopment of existing McDonald’s restaurant located at 10 Hazard Avenue (aka 28 Hazard Avenue); Map#045-Lot# 0008; Equity One(Northeast Portfolio)Inc, owner; McDonald’s USA, LLC, applicant. (DoR: 5/5/2016; MOPH: 7/9/2016)
 - b. PH# 2842 – Special Use Permit application for a fitness center in portion of building located at 699 Enfield Street; Map# 029-Lot# 0035; IJAN 2 CT REALTY, LLC, owner; Amped Fitness, applicant. (DoR: 5/24/2016; MOPH: 7/28/2016)

- c. PH# 2843 - Petition for Zoning Map Change to Business Local (BL) from Residential District – 33 (R-33) for the following locations: 143 Elm St (Map 57-Lot 112), 145 Elm St (Map 57 Lot 113), portion of 147 Elm St (Map 57 Lot 114), a portion of 149 Elm St (Map 57 Lot 115), 153 Elm St (Map 57 Lot 116) and a portion of property located on Carol St (Map 57 Lot 72). Enfield Properties, LLC, applicant. Copy of proposed zoning map change is available for review in the offices of the Town Clerk and Planning Office. (DoR: 6/1/2016; MOPH: 8/5/2016)
- 8. Old Business
 - 9. New Business
 - a. Section 8-24 Referral – Drainage easement for Eds Drive
 - b. SPR# 1595.02 – Site Plan application to construct 12,878 s.f. building addition, access drive, drainage and site grading located at 6 Niblick Road; Map#055-Lot# 0089; Niblick Road Realty, LLC owner; Northeastern Sheet Metal Co., Inc., applicant. (DoR: 4/21/2016 MD 6/25/2016)
 - c. Proposed changes to Section 1 & 3 of the Planning & Zoning Commission By-Laws.
 - 10. Other Business
 - 11. Correspondence
 - 12. Commissioner’s Correspondence
 - 13. Director of Planning Report
 - 14. Authorization for Administrative Approvals
 - a. Summit Environmental Technologies, Inc. located at 72 Shaker Road for an environmental test laboratory and consulting business.
 - 15. Applications To Be Received
 - 16. Unresolved issues/Opportunities
 - 17. Adjournment

Note: Next Regular Meetings are Thursday, July 7, 2016 and Thursday, July 21, 2016.