

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA

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

1. Call to Order & Pledge of Allegiance
2. Fire Evacuation Announcement
3. Roll Call
4. Approval of Minutes - June 16, 2016 - regular meeting
5. Public Participation
6. Bond Release(s)
 - a. PH# 2799 – Consideration of release of landscape bond for 103 Elm Street
 - b. SPR# 1426 – Consideration of release of landscape bond for 604 Enfield Street
 - c. PH# 2776 – Consideration of release of landscape bond and site restoration bond for 35 N. Main Street
7. Public Hearing(s) continued from 6-16-2016
 - a. 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; MCPH: 7/21/2016)
8. Old Business
9. New Business
 - a. 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; IP Zone; Map#055-Lot# 0089; Niblick Road Realty, LLC owner; Northeastern Sheet Metal Co., Inc., applicant. (DoR: 4/21/16; MAD: 6/25/16 extension granted to 7/7/2016). To be withdrawn or denied w/out prejudice

- b. SPR# 1674 – Site plan application to partition building into 4 tenant building with site improvements located at 17 Bacon Road; I1 Zone; Map# 96/Lot# 03; Brown & Brown Enterprise, LLC; Dane Thorogodd, applicant. (DoR: 6/16/2016 MD: 8/20/2016) Building encroachment onto neighboring property.
 - c. SPR# 1677 – Site plan application for a 2,400 sf building addition located at 9 Anngina Drive; I1Zone; Map# 82/Lot# 56; Robie Realty, LLC, owner/applicant. (DoR: 7/7/2016 MD: 9/11/2016) Pending at Wetlands Commission
 - d. SPR# 1678 - Site Plan application for self-storage located at 53 Manning Road, I1 Zone; Map 034/Lot 0015; KBRC Realty, LLC owner/ applicant. (DoR: 6/16/2016 MD: 8/20/2016)
 - e. SPR# 1679 – Site plan application for automotive location approval located at 1 and 3 Depot Hill Road; I-2 Zone; Map 013/Lot 0038; RSP Capital Holdings, LLC, owner; Aviant Truck Centers, Inc., applicant. (DoR: 7/7/2016 MD: 9/11/016)
 - f. SPR# 1680 – Site plan application for automotive location approval auto dealership and repair located at 157 South Road (Map# 055/Lot# 0082); I-1 Zone; Joseph Bosco, Somers, CT owner/ Eric Hewitt, applicant. (DoR: 7/7/2016 MD: 9/11/016) Pending at Wetlands Commision
10. Other Business
- a. Raymond Myott – 25 Oliver Road – renewal of Federal Permit to Sell Pistols or Revolvers
11. Correspondence
12. Commissioner’s Correspondence
13. Director of Planning Report
14. Authorization for Administrative Approvals
15. Applications To Be Received
16. Opportunities/Unresolved issues
17. Adjournment

Note: Next Regular Meetings are Thursday, July 21, 2016 and Thursday, September 1, 2016.