

ENFIELD PLANNING AND ZONING COMMISSION
SPECIAL MEETING

AGENDA

THURSDAY, AUGUST 11, 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 – July 7, 2016 - regular meeting
July 21, 2016 – regular meeting
5. Public Participation
6. Public Hearing(s)
 - a. PH# 2845 - Special Use Permit to go from one non-conforming use to another non-conforming use to allow a fence fabrication shop located at 41 Mullen Road; R-44 Zone (Residential); Map 049/Lot 001; P&J Ventures, LLC, owner; Vinnie J. Grillo (East Coast Vinyl Fence & Decks, LLC), applicant. (DoR: 7/21/2016; MOPH: 9/24/2016)
7. New Business
 - a. SPR# 1676 – Site plan application for a office/warehouse located at 1551 King Street; BG Zone(Business General); Map 017/Lot 0038; Aramis Associates, LLC, owner; Secure Energy Solutions, applicant. (DoR: 7/07/2016; MAD: 9/10/2016)
 - b. SPR# 1682 – Site plan application for a sign company located at 95 High Street, Unit 8; TV Zone (Thompsonville); Map 025/Lot 0006; Molina’s Plaza, LLC, owner; Nelson Zuluaga, applicant. (DoR: 7/21/2016; MAD: 9/24/2016)
 - c. SPR# 1683 – Site plan application for a warehouse/distribution/office and related improvements to parking areas and loading docks located at 25 Bacon Road; I-1 Zone (Industrial One); Map 095/Lot 0005; WE 25 Bacon Road, LLC owner/applicant. (DoR: 7/26/2016; MAD: 9/26/2016)

- d. SPR# 1684 - Proposed vehicle repair as well as retail and wholesale sales of cars, trucks, motorcycles, recreational vehicles and boats; wholesale auction site at 157 South Road; (Map# 55/Lot# 82); I-1 Zone; Joseph Bosco, Somers CT owner; Eric Hewitt, applicant. (DoR:7/28/2016; MAD 9/29/2016)

8. Other Business

- a. Discussion of 12 Leary Road – Determination of zoning status of multiple buildings in a residential district.
- b. Discussion of proposed text change to allow horse stables as a commercial business in a residential zone by Special Permit.
- c. Discussion of proposed text change to allow multiple uses and buildings in commercial zones by Special Permit.
- d. Discussion of proposed text change to allow Pylon Tenant signage at large commercial plazas.

9. Adjournment