

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA

THURSDAY, OCTOBER 20, 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 – October 6, 2016 – regular meeting
5. Public Participation
6. Bond Release(s)
 - a. PH# 2789 – Request for Site Restoration Bond release in the amount of \$69,000.00 for Chick-fil-A located at 25 Hazard Ave, in a Business Regional (BR) District, Map 45 – Lot 8; Paramount Realty Services, applicant/owner.
 - b. SPR# 1585 – Request for Site Restoration Bond release in the amount of \$39,500.00; Landscape Bond release in the amount of \$24,750.00 for retail building with associated site work located at 118-122 Elm Street, in a Business General (BG) District, Map 57 – Lot 330; Robert-Thomas Construction, applicant/ J. Hannoush Family, LLC, owner.
 - c. PH# 2816 – Request for Site Restoration Bond release in the amount of \$57,600.00; Erosion & Sediment Control Bond release in the amount of \$3,300.00 for retail building with associated site work located at 65 Palomba Drive, in a Business General (BG) District, Map 56 – Lot 7.
7. Public Hearing(s) continued from 9-1-2016
 - a. PH# 2846 - Special Use Permit for Café/Bakery shop with drive thru located at 2 Enfield Street; BL(Business Local) Zone; Map 035/Lot 0109; The Pride Limited Partnership, owner/applicant. (DoR: 7/21/2016; MCPH: 11/10/2016) To be continued to November 3, 2016.
8. Old Business

9. New Business
 - a. 8-24 Referral of Town acquisition of nine properties
 - b. SPR# 1595.03 – Site plan application for the construction of 4,650 s.f. building addition with site improvements located 6 Niblick Road; IP Zone (Industrial Park); Map 055/Lot 0089; Niblick Road Realty, LLC owner/applicant. (DoR: 10/06/2016; MAD: 12/10/2016) Pending at IWWA.
 - c. PH# 2836.02 – Site plan application for the installation of a Green House accessory structure located at 144-146 South Road; Zone BL (Business Local); Map 055/Lot 008 and Map 055/Lot 006; S & R Property, LLC, owner/applicant. (DoR: 10/06/2016; MAD: 12/10/2016)
11. Other Business
12. Correspondence
13. Commissioner’s Correspondence
14. Director of Planning Report
15. Authorization for Administrative Approvals
 - a. PH# 2827.02 – Site plan application for addition awning addition over menu board located 100 Elm Street; Zone BR (Business Regional); Map 43/Lot 15; Alliance Energy, LLC, owner/applicant. (DoR: 10/20/2016; MAD: 12/24/2016)
16. Applications To Be Received
17. Opportunities/Unresolved issues
18. Adjournment

Note: Next Regular Meetings are Thursday, November 3, 2016 and Thursday, November 17, 2016.

Revised on October 19, 2016