

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA

THURSDAY, NOVEMBER 3, 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 20, 2016 – regular meeting
5. Staff Reports
 - a. Town Attorney (in writing)
 - b. Zoning Enforcement Officer (in writing)
6. Public Participation
7. 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. Tabled 10/20/2016
 - 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. Tabled 10/20/2016
 - 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. Tabled 10/20/2016

8. 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, MD: 1/7/2017) Continued from to October 20, 2016. Revised plans and Traffic Study received 10/26/2016.

New Public Hearing(s)

- a. XSP# 13-26.02 – Site plan modification application to modify Riverview Street access to Enfield High School restrictions. 1264 Enfield Street; R-33 Zone (Residential); Map 19/Lot 68; Town of Enfield owner/ Enfield High School Building Committee, applicant.(DoR: 10/11/2016; MOPH: 12/15/2016)
- b. PH# 2848 – Special Permit application for convenience store for a beer permit located 935 Enfield Street; R33 Zone; Map 026/Lot 0079; Khodiyar, LLC, owner/ Bhavin K. Patel, applicant.

9. Old Business

- a. PH# 2836.02 – Site plan modification application for the installation of Green House additional structure located 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) Tabled 10/20/2016
- 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.

9. New Business

- a. SPR# 1685 – Site plan application for an auto repair and sales facility specializing in restoration, fabrication and custom order retail sales located 110 Prospect Street; I-1 Zone (Industrial One); Map 021/Lot 0019; ZAK Unlimited, LLC owner/applicant. (DoR: 9/1/2016; MAD: 11/15/2016)

- b. SPR# 1597.03 – Modification of site plan for mixed use building located 496 Enfield Street; BL Zone (Business Local); Map 33/Lot 100; Urvashi, LLC owner/applicant. (DoR: 9/1/2016; MAD: 11/15/2016)

 - c. SPR# 1692 – Site plan application for dog obedience training classes located 32 South Maple Street; Zone I-1 (Industrial 1); Map 084/Lot 0007; Ralph Gorton Sweet, Jr., owner/ Gail C. McLaughlin d.b.a. Bark Inn Kennel, applicant. (DoR: 10/20/2016; MAD: 12/24/2016)

 - d. SPR# 1693 – Site plan application to replace a 15,860 sf industrial building with a 20,160 sf addition with site improvements located 243 Shaker Road; Zone I-2 (Industrial 2); Map 95/Lot 6; Yankee Casting Company, Inc. owner/ applicant. (DoR: 10/20/2016; MAD: 12/24/2016)

 - e. SPR# 1695 – Site plan application for building addition of 9,670 s.f with site improvements located 80 Shaker Road; Zone I-2 (Industrial 2); Map 76/Lot 0185; Frank Camerota, applicant; 80 Shaker Road, LLC, owner (DoR: 10/21/2016; MAD: 12/25/2016)
-
- 11. Other Business
 - 12. Correspondence
 - 13. Commissioner’s Correspondence
 - 14. Director of Planning Report
 - 15. Authorization for Administrative Approvals
 - 16. Applications To Be Received
 - 17. Opportunities/Unresolved issues
 - 18. Adjournment

Note: Next Regular Meetings are Thursday, November 17, 2016 and Thursday, December 1, 2016.

Int. revised 10/28/2016