

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA

THURSDAY, NOVEMBER 17, 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 – November 3, 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.
 - d. SPR# 1567.02 - Request for Landscape Bond release in the amount of \$10,203.60; located at 36 Mullen Road, in an Industrial -1 (I-1) District, Map 16 - Lot 42; Connecticut Mulch Distributors, LLC, owner.
7. Public Hearing(s) continued from November 3, 2016
 - a. PH# 2848 – Special Use Permit application for to obtain a beer permit located 935 Enfield Street; R33 Zone; Map 026/Lot 0079; Khodiyar, LLC, owner/ Bhavin K. Patel, applicant. (DoR: 10/06/2016; MAD: 12/10/2016)

8. New Public Hearing(s)
Reading of Legal Ad
 - a. PH# 2849 – Special Use Permit application for expansion of non-conforming use including proposed auto repair, auto auction and used car dealership at 157 South Road; (Map# 55/Lot# 82); I-1 Zone; 157 South Road, LLC, owner; Eric Hewitt, applicant (DoR 11/3/2016; MOPH: 1/07/2017)

9. Old Business
 - a. PH# 2836.02 – Site plan application for the installation of Green House accessory 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)

10. New Business
 - a. Section 8-24 Referral – T-Mobile Cellular lease agreement for colocation located at 293 Elm Street.

 - b. SPR# 1691 – Site plan application for the construction of six (6) carports with small-scale solar energy systems located 15 Mullen Road; Zone I-1 (Industrial 1); Map 016/Lot 0002; Mullen Road, LLC, owner/applicant. (DoR: 10/06/2016; MAD: 12/10/2016)

 - c. SPR# 1694 – Site plan application for change of use to allow computer repair business located at 46 High Street; Zone TV (Thompsonville Village); Map 024/Lot 0103; Jaime Lopez Santos, applicant; 40-46 High Street Realty Trust, owner (DoR: 11/03/2016; MAD: 01/07/2017) – (ERSC is 12/1/16)

 - d. Pylon sign ideas – Chris Smith on behalf of Kimco Realty Corporation

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, December 1, 2016 and Thursday, December 15, 2016.