

RECEIVED
ENFIELD TOWN CLERK

2019 FEB 20 PM 1:23

ENFIELD ZONING BOARD OF APPEALS
REGULAR MEETING
MONDAY, FEBRUARY 25, 2019 7:00 PM
Enfield Town Hall – Enfield Room – 1st Floor
820 Enfield Street - Enfield, CT

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Fire Evacuation Notice**
4. **Pledge of Allegiance**
5. **Legal Notice**
6. **Old Business**

a. Review of Bylaws

- Article V-Attendance and Designation of Alternate Members
 - Alternate Voting Schedule-Adopted
- Article X Order of Business
 - Consideration of additions and change of order to agenda
- Appendix I- Chairman Statement to the Board on April 29, 2002
 - Consideration of removal from bylaws
- Appendix II- Agenda & Organizational Meeting Template
 - Consideration of removal from bylaws or completely revised to reflect Article X Order of Business
- Appendix III- Application Form & Revisions
 - Consideration of incorporating current approved ZBA application forms or removal from bylaws.
 - ❖ Information Sheet Variance or Appeals Application A-1
 - ❖ Application for a Zoning Variance A-2
 - ❖ Appeals of Zoning Enforcement Decision B
 - ❖ Automotive Location Approval C

7. **New Business**

Automotive Location Approval(s)

- a. **ZBA# 2019-01-31** – 2 Mill Street (aka 425 Hazard Avenue) – Automotive Location Approval for the transfer of a Used Car Dealership license from the existing Mercier's Kustom Auto Body, LLC., to Sumer Auto Sales, LLC.; Hazardville Trade Village, LLC. (Patrick Malloy), owner; Map 92/Lot 67; HVBL Zone; Hazardville Design Overlay District.

Variance(s)

- a. **ZBA# 2019-02-14** – 294 George Washington Road – Variance application to Section 10.10.7A vi to allow a 5-foot landscaped setback from the south property line (adjacent to 1 Pearson Way) where a 10-foot setback is required, and to allow a 6-foot landscaped setback from the south side of the building where a 10-foot setback is required; Allied Rehabilitation Centers, Inc., owner/applicant; Map 64/Lot 103; I-1 Zone.

8. **Approval of Minutes-**

- a. November 7, 2018-Special Meeting-Nutmeg Solar
- b. November 14, 2018- Special Meeting

9. Correspondence / Staff Reports

- a. Town Attorney Report- Site Walks- Land Use Agencies
- b. Appointment Dates of ZBA Commissioners
- c. Reference Binders
 - The Code of Enfield, CT Chapter 2- Administration Article III-Board and Commissions Division 4. Ethics Commission: Code of Ethics.
 - 2019 Meeting Schedule Land Use Commission, Agencies, and Boards-Adopted
 - Commissioners List
 - Zoning Board of Appeals-Contact Information
 - Bylaws-Under Review (Old Business)
 - Procedural and Policy Statement
 - Zoning Regulation-Paper edition at your request
 - CT General Statutes-
 - Chapter 124- Zoning
 - Chapter 246 Motor Vehicles Section 14-51 Definitions
 - Chapter 250- Gasoline and Motor Oil Sales Section 14-318 Definition and Section 14-321 Approval of gasoline station location by local authorities
 - Connecticut Zoning Board of Appeals Newly Revised 6th Edition
 - Plan of Conservation and Development- Paper edition at your request

10. Other Business

11. Adjournment

Note: Application information is available for review in the Enfield Planning Office. The next regular meeting of the Zoning Board of Appeals is March 25, 2019.

Maurice LaRosa, Chairman Mary Ann Turner, Secretary