ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY, MARCH 12, 2020 – 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
   a. February 13, 2020 – Regular Meeting
5. Report of the Zoning Enforcement Officer
   a. Zoning Permit# 2020-017 – 1541 King Street – Expansion of King’s Liquors from one tenant space to two tenant spaces – update on site maintenance status
6. Report of the Town Attorney (in writing)
7. Public Participation
8. Bond Release(s)
9. Continued Public Hearings
10. New Public Hearings
    a. PH# 2967 – 127 Abbe Road – Special Permit application for a garage addition and accessory in-law apartment under Section 4.50.10; Andrea Rossini, owner/applicant; Map 90/Lot 79; R-44 Zone. (DoR: 3/12/2020; MOPH: 5/16/2020)
    b. XZA# 20-01 – Text Amendment application to Section 3.30.7 to allow increased accessory building heights in residential, commercial, industrial, and Lake Overlay Zones; Town of Enfield, applicant. (DoR: 3/12/2020; MOPH: 5/16/2020)
    c. XZA# 20-02 – Text Amendment application to remove Thompsonville Village Center from the Enfield Zoning Regulations and Zoning Map (replacement Thompsonville District regulations adopted 2019); Town of Enfield, applicant. (DoR: 3/12/2020; MOPH: 5/16/2020)
    d. XZA# 20-03 – Text Amendment application to Section 9.10.7 to authorize administrative approvals in the Enfield Planning Office; Town of Enfield, applicant. (DoR: 3/12/2020; MOPH: 5/16/2020)
    e. XZA# 20-04 – Text Amendment application to Section 9.10.5 to remove Site Restoration Bond requirements; Town of Enfield, applicant. (DoR: 3/12/2020; MOPH: 5/16/2020)
11. Old Business
   8-24 Referrals
      a. 2 Broad Brook Road - Conveyance of property owned by the Town of Enfield
12. New Business
   Extension Request
      a. PH# 2930 – Enfield Terrace – Enfield Manor Redevelopment – Request for a one-year extension of time to obtain a building permit
13. Other Business
    a. Review of Bylaws – (Awaiting Review)
    b. General Discussion of Regulations and Procedures – Review of Request for Proposals for Plan of Conservation & Development and Zoning Regulation Updates

DoR – Date of Receipt
MAD – Mandatory Action Date (65 days after Date of Receipt or close of Public Hearing)
MOPH – Mandatory Open Public Hearing Date (65 days after Date of Receipt)
MCPH – Mandatory Close Public Hearing Date (35 days after opening the Public Hearing)
c. Discussion – Combining Planning & Zoning Commission and the Inland Wetlands & Watercourses Agency

d. Discussion – Definition and requirements for Attic Space

14. Correspondence

15. Commissioner’s Correspondence

16. Town Planner Report

17. Authorization for Administrative Approvals

a. SPR# 1805 – 74 Palomba Drive - Administrative Review Application for the expansion of the Head Rush salon; Map 56/Lot 25; Business Local Zone; Bridgette Cote, applicant; Palomba Drive, LLC., owner. (DoR: 3/12/2020; MAD: 5/16/2020)

18. Applications to be Received

a. SPR# 1806 – 37 Bacon Road – Site Plan Review application for two building additions and a parking lot expansion to the Shaker Pines Fire Department building/parking lot; Map 94/Lot 62; Industrial-1 Zone; Shaker Pines Fire District #5, owner/applicant. (DoR: 3/12/2020; MAD: 5/16/2020)

19. Opportunities/Unresolved Issues

20. Adjournment

Note: The next Regular Meeting is March 26, 2020. All materials are available for review in the Planning Office.

Ken Nelson, Jr., Chairman; Richard Szewczak, Secretary