

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

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AGENDA

THURSDAY, APRIL 6, 2017 – 7:30 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. Presentation by Town Manager, Brian C. Chodkowski on Capital Budget
5. Staff Reports
 - a. Town Attorney
 - b. Zoning Enforcement Officer
6. Approval of Minutes – March 16, 2017
7. Public Participation
8. Bond Release(s)
9. Old Business
 - Public Hearing(s)
 - a. PH# 2844.02 – 54 Hazard Avenue – Application for a liquor license for the previously approved outdoor dining patio; Enfield Station, LLC., owner; Mohegan Enfield (sm) d.b.a. Smashburgers, LLC., applicant; Map 056/Lot 0026; BR/IP Zones (Business Regional/Industrial Park Zone). (DoR: 3/2/2017; MOPH: 3/6/2017)
 - Site Plan Review(s)
 - a. SPR# 1704 - 90 Elm St – Party City; Application for a tenant fit out with new exterior store front windows; JPMCC 2006-LDP7 Centro, owner; Craig Bennett, applicant; Map 043/Lot 0016; BR Zone (Business Regional). (DoR: 03/02/2017, MAD: 05/06/2017)
 - b. SPR# 1707 – 160 Hazard Ave; Elimination of drainage swale on the northwestern corner; Dr. Frank Chiang, owner/applicant; Map 074/Lot 0018; BP Zone (Business Professional Zone). (DoR: 04/06/2017, MAD: 06/10/2017)
10. Other Business
11. Correspondence
12. Commissioner's Correspondence
13. Director of Planning Report
14. Authorization for Administrative Approvals
 - a. SPR# 1709 – 6 Pearson Way – Application for a storage container located in the parking lot for 6 months; Judith Knapp, owner; Andrew Associates (Graeme Bazarian), applicant; Map 075/Lot 0043; I-1 Zone (Industrial 1).
 - b. 449 Enfield Street – Application for the use of the property as a staging area for a construction project for the Connecticut Water Company; Harry

Heymann, owner; VMS Construction Company, applicant; Map 033/Lot 0249; BL Zone (Business Local).

15. Applications to be received

- a. PH# 2854 – 10 Trevor Drive – Application for a daycare; Mary & Mark LaBianca, owners/applicants; Map 063/Lot 0182; R-33 Zone (Residential-33). (DoR: 03/16/2017, MOPH: 05/20/2017)
- b. PH# 2854.01 – 10 Trevor Drive – Application for an in-law apartment; Mary & Mark LaBianca, owners/applicants; Map 063/Lot 0182; R-33 Zone (Residential-33). (DoR: 03/16/2017, MOPH: 05/20/2017)
- c. PH# 2856 -53 Manning Rd – Wholesaler Beer Permit; KBRC Realty, LLC, owner; Boxmover, LLC. application; Map 034/Lot 0015; I-1 Zone (Industrial 1 Zone). (DoR: 04/06/2017; MOPH: 06/10/2017)
- d. PH# 2858 – 1654 King Street – Application for a zone change; JFP Realty, owner/applicant; Map 013/Lot 009; I-2 Zone (Industrial 2). (DoR: 03/16/2017, MOPH: 05/20/2017)
- e. SPR# 1708 – 215 Moody Road – Application for energy efficiency improvements including a 12'x50' mechanical room addition, the installation of a exterior dust collector and a trash compactor, and the removal of pavement and restriping of the lower parking lot; VCRV, LLC., owner; Preferred Display, Inc., (Ron Rousseau), applicant; Map 099/Lot 0005; I-1 Zone (Industrial-1). (DoR: 04/06/2017; MOPH: 06/10/2017)

16. Opportunities/Unresolved issues

17. Adjournment

Note: Next Regular Meeting is Thursday, April 20, 2017 and Thursday, March 4, 2017.