ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA
THURSDAY, April 9, 2020 – 7:00 p.m.

LOGIN INFORMATION TO JOIN THE MEETING
Topic: Planning and Zoning Meeting
Time: Apr 9, 2020 7:00 PM Eastern Time (US and Canada)

Join OfficeSuite Meeting
https://meeting.windstream.com/j/1115616103

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Meeting ID: 111 561 6103

Application materials may be found at:
https://www.enfield-ct.gov/707/Planning-Zoning-Commission

1. Call to Order & Pledge of Allegiance
2. Roll Call
3. Approval of Minutes
   a. March 12, 2020 – Regular Meeting
4. Bond Release(s)
5. Continued Public Hearings
6. New Public Hearings
7. Old Business
   8-24 Referrals
   a. 2 Broad Brook Road - Conveyance of property owned by the Town of Enfield
8. New Business
   Site Plan Review(s)
   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)
   Extension Request
   a. PH# 2939 – 2 Enfield Street – 150-day extension request to file the Special Permit on the land records
9. Other Business
   a. Review of Bylaws – (Awaiting Review)

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)
b. General Discussion of Regulations and Procedures – Review of Request for Proposals for Plan of Conservation & Development and Zoning Regulation Updates

10. **Correspondence**

11. **Commissioner’s Correspondence**

12. **Town Planner Report**

13. **Authorization for Administrative Approvals**
   a. **SPR# 1807** – 89 Elm Street – Administrative Approval for replacement of menu boards, a concrete pad, and renovation of the exterior/interior and signage of the Dunkin Donuts; The Enfield Group, owner; Tony Caetano, applicant; Map 43/Lot 18; BR Zone.

14. **Applications to be Received**
   a. **PH# 2968** – 1283 Enfield Street – Special Permit application to convert a two-family home to a three-family home; Our Town Investments, LLC., owner/applicant; Map 46/Lot 12; HR-33 Zone.
   b. **PH# 2969** – Zoning Text Amendment Application to Section 5.70.3 to allow personal services as a use within the Limited Office Overlay Zone; John Improta, applicant.
   c. **PH# 2970** – 34 Maple Street – Special Permit application to convert a two-family home to a three-family home; 34 Maple Enfield, LLC., owner; Chris Marszalek, applicant; Map 83/Lot 246; R-33 Zone.
   d. **XZA# 20-05** – Zoning Text Amendment Application to Section 2.30 to remove the last sentence regarding attics from the Finished Floor Area definition; Town of Enfield, applicant.

15. **Opportunities/Unresolved Issues**
   a. Discussion – Combining Planning & Zoning Commission and the Inland Wetlands & Watercourses Agency

16. **Adjournment**

**Note:** The next Regular Meeting is April 23, 2020. All materials are available for review on the Enfield Planning & Zoning Commission website: [https://www.enfield-ct.gov/707/Planning-Zoning-Commission](https://www.enfield-ct.gov/707/Planning-Zoning-Commission)

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