

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA

THURSDAY, APRIL 20, 2017 – 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. Staff Reports
 - a. Town Attorney: In writing.
 - b. Zoning Enforcement Officer: none.
5. Approval of Minutes – none.
6. Public Participation
7. Bond Release(s): none
8. Old Business
 - Public Hearing(s)
 - a. PH# 2854 – 10 Trevor Drive – Special Permit Application for a daycare; Mary & Mark LaBianca, owners/applicants; Map 063/Lot 0182; R-33 Zone (Residential-33). (DoR: 03-02-17 MOPH: 05-04-17).
 - b. PH# 2854.01 – 10 Trevor Drive – Special Permit Application for an in-law apartment; Mary & Mark LaBianca, owners/applicants; Map 063/Lot 0182; R-33 Zone (Residential-33). (DoR: 03-02-17 MOPH: 05-04-17).
9. New Business
 - a. PH# 2856 -53 Manning Rd – Special Permit for Wholesaler Beer Permit and Site Plan approval for site use. A portion of building previously approved for Sheldon Brothers; KBRC Realty, LLC, owner; Boxmover, LLC. Applicant; Map 034/Lot 0015; I-1 Zone (Industrial 1 Zone). (DoR: 04-06-17 MOPH: 06-01-17).
 - b. PH# 2857 – 41 Hazard Ave – Olive Garden – Special Permit and Site Plan Application for Interior remodeling of Dining, Lobby, and Bar area, new tower feature at bldg. entrance, façade change, and exterior remodeling; Map 056/Lot 0001; BR Zone (Business Regional). (DoR: 04-06-17, MOPH: 06-01-17).
 - c. PH# 2858 – 1654 King Street – Application for a Zoning Map Amendment to change a portion of property from R-33 to I-2, rest of property is already zoned I-2; JFP Realty, owner/applicant; Map 013/Lot 009; I-2 Zone (Industrial 2). (DoR: 03-16-17, MOPH: 05-18-17).
 - d. Review of Zoning Map and authorization for secretary to sign revised format map dated 04-18-17.
 - e. Distribution and review of new Land Use Application Forms and Instructions.
10. Correspondence
11. Commissioner’s Correspondence
12. Director of Planning Report

13. Authorization for Administrative Approvals
14. Applications to be received
 - a. SPR # 1711- 3 Pearson Way – Site Plan Modification -Allied Rehabilitation Center – Minor building modifications. (DoR: 04-20-17, MPOH: 06-24-17).
 - b. SPR # 1665.03- 35 Manning Road- Site Plan Modification to Conditions- Request to eliminate restrictions on Truck and Tractor Trailer Traffic Hours. (DoR: 04-20-17 MOPH: 06-24-17).
 - c. PH # 2861- 39 Hazard Ave- Special Permit Application- Plaza Azteca- Modification to approved Conditions for outdoor reoccurring “Cinco de Mayo” event. Request to allow event until 1:00 a.m. rather than sunset. (DoR: 04-20-17, MOPH: 06-24-17).
 - d. SPR# 1708 – 215 Moody Road- Site Plan Application New- Preferred Display, Inc.; Energy efficiency improvements including a 12’x50’ mechanical room addition, exterior dust collector & trash compactor, pavement removal, and restriping of lower parking lot; VCRV LLC (Olympia Sales), owner/applicant; Map 099/Lot 0005; I-1 Zone (Industrial 1 Zone). (DoR: 04-06-17, MOPH: 06-09-17).
 - e. PH # 2859- 95 Elm Street- Special Permit Application- Fantastic Sam’s- Hair Salon (DoR; 04-06-17, MOPH: 06-10-17).
 - f. PH # 2860- 130 Elm Street- Temporary Permit for Firework sales. TNT fireworks in the Costco shopping center. (DoR: 4-20-2017; MOPH: 6-24-2017)
15. Opportunities/Unresolved issues
16. Other Business
17. Adjournment

Note: Next Regular Meeting is Thursday May 4, 2017.

By Charles A. Duren, Chairman

Questions on agenda may be directed to the Planning Office.

Files are available for review in the Planning Office.