

ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
**AGENDA**

THURSDAY, JULY 23, 2020 – 7:00 p.m.

**Join OfficeSuite Meeting**

<https://meeting.windstream.com/j/1127920944>

Meeting ID: 112 792 0944

One tap mobile

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Dial by your location

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Meeting ID: 112 792 0944

**Application materials are available for review at:** <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>

**The meeting will be streamed live on YouTube at:** <https://youtu.be/yQrdsim4AgA>

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1. **Call to Order & Pledge of Allegiance**
  2. **Roll Call**
  3. **Approval of Minutes**
    - a. July 9, 2020 – Regular Meeting
  4. **Public Participation**
  5. **Bond Release(s)**
  6. **Continued Public Hearings**
  7. **New Public Hearings**
    - a. **PH# 2973** – 55 Cottage Road – Special Permit application for a home addition located within the Lake Overlay District; Randy Daigle, owner/applicant; Map 80/Lot 178; R-33 Zone. - **Tabled**
    - b. **PH# 2979** – 25 & 39 Hazard Avenue – Special Use Permit application to demolish the existing building at 39 Hazard Avenue and replace with a new building with a restaurant tenant with a drive-thru and two outdoor dining areas. Leo BHW LTD, LLC, Owner; Eric Kelly, Applicant Representative; Map 45/ Lot 002 and 008; BR Zone.
    - c. **PH# 2080** – 118 Hazard Avenue – Site Plan Review application for the proposed construction of a new two-story 29,000 sq. ft. ‘All American Assisted Living’ facility along with new paved parking areas, landscaping, storm water management components and associated utilities; Ward Manor, LLC, Owner; Ben Wells, Applicant Representative; Map 65/ Lot 59; B-P and R-44 Zone.
  8. **Old Business**
  9. **New Business**

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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)

## **8-24 Referral(s)**

- a. 32 Church Street – 8-24 Referral from Town Council for Property Conveyance
- b. 28 South River Street – 8-24 Referral from Town Council for Property Conveyance

## **Flood Permits**

- a. **FLD# 40** – 55 Cottage Road – Application for a Permit for Development within the Special Flood Hazard Area to accommodate a proposed residential addition; Randy Daigle, owner/applicant; Map 80/Lot 178; R-33 Zone; Lake Overlay District. - **Tabled**
- b. **FLD# 41** – 25 & 39 Hazard Avenue – Application for a Permit for Development within the Special Flood Hazard area to allow excavation and limited fill in the AE Zone; Paramount Newco Realty Owner/Applicant; Map 045/Lot 0002, 0008; BR Zone.

## **Site Plan Review**

- a. **SPR# 1829** – 10 Hazard Avenue – Site Plan approval application for a 6,300 square foot rear building addition to the former Walgreens space with minor site modifications to accommodate Burlington Coat Factory; Equity One (Northeast Portfolio) LLC., c/o Michael Lai, owner; Regency Centers, c/o Michael Lai, applicant; Map 56/Lot 22; Business Regional Zone.
- a. **SPR# 1830** – 74 Palomba Drive – Site Plan Review application to combine 3 units (Unit H, I, and J) into one restaurant area on the property known as 74 Palomba Drive. Dimitris Patestos, Applicant; Map 056/ Lot 0025; BR Zone.
- b. **SPR# 1831** – 74 Palomba Drive – Site Plan Review application to create a permanent outside dining area on the property known as 74 Palomba Drive. Dimitris Patestos, Applicant; Map 056/ Lot 0025; BR Zone.

## **10. Other Business**

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

## **11. Correspondence**

## **12. Commissioner's Correspondence**

## **13. Town Planner Report**

## **14. Administrative Approval Report**

- a. **SPR# 1834** – 10 Lego Way – Administrative Approval application to install a full height partition to create two tenant spaces on the property known as 10 Lego Way; Rock Ridge Realty LLC, Owner; Scott Grodsky, Applicant Representative; Map 075/ Lot 0104; I-1 Zone.
- b. **SPR# 1832** – 83 Freshwater Boulevard- Site Plan Review application to install a new exterior concrete patio with a metal fence on the property known as 83 Freshwater Boulevard. Mercury Realty Company, Owner; Hot Table LLC, Applicant; John Devole, Applicant Representative; Map 056/Lot 0030; BL Zone.

## **15. Applications to be Received**

## **16. Opportunities/Unresolved Issues**

- a. Discussion – Combining Planning & Zoning Commission and the Inland Wetlands & Watercourses Agency

## **17. Adjournment**

**Note:** The next Regular Meeting is September 10, 2020. All materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>

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