

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA

THURSDAY, FEBRUARY 13, 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. January 16, 2020 – 6:30PM Special Meeting
 - b. January 23, 2020 – Regular Meeting
5. **Report of the Zoning Enforcement Officer**
6. **Public Participation**
7. **Bond Release(s)**
 - a. **PH# 2850** – 20 Palomba Drive (Lia Honda) – Bond Release Request for the Site Restoration Bond in the amount of \$17,750.00 and the Landscaping Bond in the amount of \$7,050.00.
8. **Continued Public Hearings**
9. **New Public Hearings**
 - a. **PH # 2964-** Zone Text Amendment Application to Table 4.20 Use Table for Residential Districts to allow for Multi-Family Residential Use within the Historic Residential (HR-33) Zone along with footnote 14 requiring adherence to Section 4.30.2 – Conversion of Buildings for Residential Purposes; Town of Enfield, Owner; Our Town Investment, LLC, Applicant; Historic Residential (HR-33) Zone. (DoR: 01/09/20; MOPH 03/12/2020) – Information available in the Enfield Town Clerk’s Office and the Planning Office.
 - b. **PH # 2965** - 51 Palomba Drive- Special Use and Site Plan application to allow for a Freestanding Tenant Identification Pylon Sign under Section 10.30.9; Devcon Commons, LLC, Owner; Darin Senna, Applicant; Map 056/ Lot 0007; Business Local (BL) Zone. (DoR: 02/13/20; MOPH: 04/09/20)
 - c. **PH# 2966** – 281 Abbe Road – Special Use and Site Plan application to allow the expansion of a non-conforming structure under Section 3.40.1D to accommodate a garage with above storage space and a mudroom; Daniel Spazzarini, owner/applicant; Map 86/Lot 270; R-44 Zone. (DoR: 02/13/20; MOPH: 04/09/20)
10. **Old Business**
 - a. Discussion Regarding Changes to Section 3.30.7 Accessory Buildings – Modification to Residential Height Maximums – Lake Overlay District
11. **New Business**

Site Plan Review(s)

 - a. **SPR # 1803-** 53 Manning Road- Site Plan Review Modification to remove the additional roof exit path including roof walkway, emergency lighting, stair to grade, and to allow for an appliance company to service and distribute residential type of appliances under Table 6.2; KBRC Realty, LLC Owner/Applicant; Map 034/ Lot 0015; Industrial 1 (I-1) zone. (DoR: 02/13/20; MOPH: 04/09/20)

8-24 Referrals

 - b. 2 Broad Brook Road - Conveyance of property owned by the Town of Enfield
12. **Other Business**
 - a. Review of Bylaws – (*Awaiting Review*)

RECEIVED
ENFIELD TOWN CLERK
2020 FEB - 7 PM 3: 26

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

13. Correspondence

- a. Connecticut Federation of Planning & Zoning Agencies 72nd Annual Conference
- b. Updated Commissioner Contact List

14. Commissioner's Correspondence

15. Town Planner Report

16. Authorization for Administrative Approvals

- a. **SPR# 1804** – 0 Taylor Road – Site Plan Modification to previously approved plans under Section 9.10.7 to allow the 9,000 square foot building to be shifted 25-feet to the north to accommodate better site circulation and add three additional parking spaces; Illinois Real Estate Company, owner; PDS Engineering and Construction, applicant; Map 100/Lot 11-2; Industrial-1 Zone. (DoR: 2/13/2020; MAD: 4/18/2020)

17. Applications to be Received

- a. **XZA# 20-01** – Text Amendment application to amend Section 3.30.7Ai and ii – to change the maximum allowable accessory building height in Residential, Commercial and Industrial Districts from 12-feet to 15-feet; Town of Enfield, applicant.

18. Opportunities/Unresolved Issues

19. Adjournment

Note: The next Regular Meeting is February 27, 2020. All materials are available for review in the Planning Office.

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