

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)*

- 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>

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