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Sheila M. Bailey

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA

THURSDAY May 11, 2023 – 7:00 PM
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

Watch the meeting live on YouTube: <https://www.youtube.com/live/9dZLouPEIQk>

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes**
 - a. April 27, 2023
5. **Town Attorney Report**
6. **Public Communication**
7. **Bond Release(s)**
8. **Presentation**
9. **Continued Hearings**
 - a. **PH# 3065ZA- 113 Brainard Road**-Application for a zone change from R-33 to BR; Fast Track Realty, LLC, Applicant; John Ferreira, Owner; Map 36/Lot 237; R-33 Zone
 - b. **PH# 3063 – 25 Hazard Ave**- Application for a site plan modification and freestanding canopies; Chick-fil-A, INC., and Paramount Commons at Enfield, LLC, Applicants; Paramount Commons at Enfield, LLC, Owner; Map 45/Lot 8; BR Zone. **Tabled**
10. **New Public Hearings.**
 - a. **PH# 3066 – 600 Enfield St**- Application for car wash, gas station and convenience store; Shiraz Choudhaky applicant; Troiano Realty Corp. owner; Map 32, Lot 8; BL Zone. **Tabled**
11. **Old Business**
12. **New Business**
 - a. **FLD# 45 – 25 Hazard Ave** - Application for Flood Permit; Chick-fil-A, INC., and Paramount Commons at Enfield, LLC, Applicants; Paramount Commons at Enfield, LLC, Owner; Map 45/Lot8; BR Zone. **Tabled**
 - b. **PH# 3001 – 40 Edgewood Drive** – Request to modify condition #4 of Special Permit #3001 to extend the period required to acquire a building permit; Rachel Boulette and Daniel Cezus, Owners/Applicants; Map 53/Lot 519; R-33 Zone.
 - c. **SPR# 1915** – Application requesting a warehouse expansion at 7 Pearson Way; Applicant Pearson Enfield Development Co, LLC, owner; Map 75. Lot 42; I-1 zone.
13. **Other Business**
 - a. **Discuss State mandated affordable housing plan.**
14. **Enforcement Reports**
15. **Correspondence**
16. **Commissioner’s Correspondence**
17. **Director of Planning Report**
18. **Opportunities/Unresolved Issues**
19. **Administrative Approval Report**
20. **Receipt of applications**
21. **Adjournment**

Note: The next Regular Meeting is May 25, 2023. All materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>