

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

AGENDA

THURSDAY MAY 25, 2023 – 7:00 PM

ENFIELD TOWN HALL - COUNCIL CHAMBERS

820 ENFIELD STREET - ENFIELD, CT

Watch the meeting live on YouTube: <https://www.youtube.com/watch?v=QO5yAg-oar4>

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes**
 - a. May 11, 2023
5. **Town Attorney Report**
6. **Public Communication**
7. **Bond Release(s)**
8. **Presentation**
9. **Continued Hearings**
 - a. **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 until 6/8/23**
10. **New Public Hearings.**
 - a. **PH# 3066 – 600 Enfield St-** Application for car wash, gas station and convenience store; Shiraz Choudhary applicant; Troiano Realty Corp. owner; Map 32, Lot 8; BL Zone.
 - b. **PH# 3067 – 161 Post Office Rd –** Application for re-subdivision; Garrett Homes, LLC, Applicant; Mitchell Wojnar, Owner; Map 68/Lot 232; BL Zone
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 until 6/8/23**
13. **Other Business**
 - a. Discuss State mandated affordable housing plan
 - b. Discuss controlling Vape/Smoke shops
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**
 - a. **PH# 3070ZA – 140-148 Hazard Ave –** Application to amend Section 5.50.1 regarding driveways in the BP Zone; Trinity Health of New England – Johnson Memorial Hospital, Applicant/Owner; Map 65/Lot 90; BP Zone
 - b. **PH# 3069 – 9 Manning Rd –** Application to allow a commercial vehicle in R33 Zone; Christopher Latocki, Applicant/Owner; Map 34/Lot 8; R33 Zone
 - c. **SPR# 1917 – 40 Oliver Rd –** Application for outdoor event; Renee Scharoff, Applicant; Claire, Renee, Nathan, Tamarce Scharoff & Sarah Parlos, Owners, Map 47/Lot 37; I-1 Zone
21. **Adjournment**

RECEIVED
ENFIELD TOWN CLERK
2023 MAY 19 PM 12:06
Shiraz Choudhary

Note: The next Regular Meeting is June 8, 2023. All materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>