

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY, JULY 9, 2020 – 7:00 p.m.

Join OfficeSuite Meeting

<https://meeting.windstream.com/j/1110360064>

Meeting ID: 111 036 0064

One tap mobile

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Dial by your location

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Meeting ID: 111 036 0064

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/M-zmLpHjdwg>

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1. **Call to Order & Pledge of Allegiance**
 2. **Roll Call**
 3. **Approval of Minutes**
 - a. June 25, 2020 – Regular Meeting
 4. **Public Participation**
 5. **Bond Release(s)**
 - a. **PH# 2904** – 130 Elm Street – Bond Release Request for the Erosion & Sedimentation Control Bond in the amount of \$3,800.00 and the Site Restoration Bond in the amount of \$75,100.00.
 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.
 - b. **PH# 2978** – 37 Post Road – Special Permit application to allow a hair stylist to operate as a home occupation; Alisa Kraushaar, owner/applicant; Map 54/Lot 292; R-33 Zone.
 - c. **SPR# 1826** – 113 North Maple Street – Site Plan Review application for a proposed 501,500 square foot industrial warehouse building with associated parking and drainage; WE 113 North Maple Street, LLC, owner/applicant; Map 82/Lots 1-4; Industrial-1 Zone.

8. **Old Business**
9. **New Business**
 - 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.
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# 1829** – 10 Hazard Avenue – Administrative Approval application for a 6,800 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.
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 July 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