

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR VIRTUAL MEETING
AGENDA
JANUARY 14, 2020 – 7:00 p.m.

Join Office Suite Meeting

<https://meeting.windstream.com/j/11112500870>

Meeting ID: 111 1250 0870

One tap mobile

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Dial by your location

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+1 973 854 6173 US

Meeting ID: 111 1250 0870

The meeting will be streamed live on YouTube at: <https://youtu.be/sJ3PPIANx1k>

1. **Call to Order & Pledge of Allegiance**
2. **Roll Call**
3. **Executive Session** – *Enfield PZC et al. v. Joseph C. Liquore, et al.*
4. **Staff Report(s)**
 - a. Town Attorney Report
5. **Approval of Minutes**
 - a. December 10, 2020 – *Regular Meeting*
6. **Public Participation**
7. **Bond Release(s)**
 - a. **PH# 2479** – River Overlook Subdivision (First Settlers Row) – Request for a partial bond release of an Engineering Bond. Current Bond Held: \$39,330.00; Requested Partial Release: \$13,575.00
8. **Continued Public Hearings**
 - a. **PH# 2986** - Application of Michael J. Bonanno, Esq. representing applicant 359 Hazard Ave, LLC for a text amendment amending Section 8.70 to reduce the minimum lot size from 1 acre to .5 acres; to add language to enable the rehabilitation and/or adaptive reuse of existing buildings located within the Hazardville Design District; and to establish specific criteria to accomplish same.
9. **New Public Hearings**
 - a. **PH# 2988.2** – 135 Freshwater Boulevard – Application for a modification to a previously approved site plan and modifications to the conditions of approval; HartZito Investments, LLC & South Meadows No. 9, LLC., owner/applicant; Map 56/Lot 24; IP Zone.

- b. **PH# 2990** – Text Amendment Application to Table 5.20 to allow personal services in a Business Professional Zone; Gaeton LeTourneau/Dennis LeTourneau, applicant.

10. **Old Business**

11. **New Business**

- a. **PH# 2930** – 0 Enfield Terrace – Enfield Manor Redevelopment – Request for a two year extension of time to obtain a building permit.

12. **Other Business**

13. **Correspondence**

- a. Update on Status of 28 Maple Avenue

14. **Commissioner’s Correspondence**

15. **Town Planner Report**

16. **Administrative Approval Report**

17. **Opportunities/Unresolved Issues**

- a. Discussion – Combining Planning & Zoning Commission and the Inland Wetlands & Watercourses Agency

18. **Adjournment**

Note: The next Regular Meeting is January 28, 2021. 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