

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR VIRTUAL MEETING
AGENDA
FEBRUARY 11, 2021 – 7:00 p.m.

Join OfficeSuite Meeting

<https://meeting.windstream.com/j/1110000501?pwd=bE9yZmhCZjd0Z2dhRlJuSUhSWWxzZz09>

Meeting ID: 111 000 0501

Password: 007976

One tap mobile

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Dial by your location

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Meeting ID: 111 000 0501

The meeting will be streamed live on YouTube at: <https://youtu.be/tpN24P2kv5o>

1. **Call to Order & Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Minutes**
 - a. January 28, 2021 – *Regular Meeting*
4. **Town Attorney Report** (*In writing*)
5. **Public Participation**
6. **Bond Release(s)**
7. **Continued Public Hearings**
8. **New Public Hearings**
 - a. **PH# 2992** – 8 Lake Drive – Special Permit & Site Plan Review application for the expansion of a non-conforming house to accommodate a 1,375 square-foot home and garage addition; Elizabeth Beninato, owner/applicant; Map 98/Lot 10; R-33 Zone; (Crescent) Lake Overlay District.
9. **Old Business**
 - Site Plan Review(s)**
 - a. **SPR# 1846** – 710-718 Enfield Street – Site Plan Review application for site and building modifications within the Enfield Street/King Street Design Overlay District; Map 29/Lots 14 & 15; Business Local Zone.
10. **New Business**
 - Site Plan Review(s)**
 - a. **SPR# 1847** – 10 Hazard Avenue – Site Plan Review application to allow a freestanding monument sign associated with the already approved Chase Bank facility; Equity One

(Northeast Portfolio) LLC. c/o April Carpentino, Regency Centers, owner; Chase Bank/National Sign/Darcie Roy, Agent, applicant; Map 56/ Lot 22; BR Zone.

11. Other Business

12. Correspondence

- a. Connecticut Federation of Planning & Zoning Agencies – Quarterly Newsletter
- b. Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions – Seminar Program

13. Commissioner’s Correspondence

14. Director of Development Services Report

15. Administrative Approval Report

- a. **SPR# 1845** – 232 Pearl Street – Administrative Approval application for a playground; St. Bernard’s Corporation, owner; Laurie Curnutle, applicant; Map 20/Lot 73; R-33 Zone.

16. Applications to be Received

- a. **PH# 2991** – 95 Elm Street – Special Use and Site Plan Review application for a permanent outdoor dining patio for Chicago Sam’s; KIOP Enfield LP, owner; Phil Frogameni, applicant; Map 43/Lot 1; BR Zone.

17. Opportunities/Unresolved Issues

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

18. Adjournment

Note: The next Regular Meeting is February 25, 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