

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

**Join OfficeSuite Meeting**

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

**Meeting ID:** 111 1250 0870

**One tap mobile**

+16467415292,,11112500870# US (New York)

+16467415293,,11112500870# US (New York)

**Dial by your location**

+1 646 741 5292 US (New York)

+1 646 741 5293 US (New York)

+1 973 854 6173 US

**Meeting ID:** 111 1250 0870

**The meeting will be streamed live on YouTube at:** <https://youtu.be/kKVFu-ZxIww>

- 
1. **Call to Order & Pledge of Allegiance**
  2. **Roll Call**
  3. **Approval of Minutes**
    - a. February 25, 2021 – *Regular Meeting*
  4. **Town Attorney Report** (*in writing*)
  5. **Zoning Enforcement Officer’s Report** (*in writing*)
    - a. Discussion regarding Bedrooms in Basements
  6. **Public Participation**
  7. **Bond Release(s)**
  8. **Continued Public Hearings**
    - a. **PH# 2993** – 0 Elm Street – Zone Change application from Business Regional Zone to Business General Zone in order to allow a car wash to be located between Hannoush & the Mobil gas station in front of the Enfield Square Mall; NEC Ventures II, LLC., applicant; Enfield Square Realty, LLC., Enfield CH LLC., & Enfield Nassim, LLC., owners. (DoR: 2/25/2021; MCPH: 4/1/2021)
  9. **New Public Hearings**
    - a. **PH# 2991** – 95 Elm Street – Special Permit and Site Plan Review application for a permanent outdoor dining patio associated with Chicago Sam’s; KIOP Enfield LP, owner; Phil Frogameni, applicant; Map 43/Lot 1; BR Zone. (DoR: 1/14/2021; MOPH: 3/27/2021)

- b. **PH# 2996** – 9 Overhill Drive – Special Permit and Site Plan Review application for the expansion of a non-conforming structure to accommodate a breezeway and garage addition; Peter Martyn, owner/applicant; Map 54/Lot 33; R-33 Zone. (DoR: 3/11/2021; MOPH: 5/15/2021)

**10. Old Business**

**11. New Business**

- a. **SPR# 1849** – 604 Enfield Street – Site Plan Review application for exterior modifications to accommodate a new bay door associated with Namco Pools; Enfield Retail Properties, LLC., owner; Industrial Development Group, LLC., applicant; Richard Maloney, Applicant Representative; Map 32/Lot 7' BL Zone. (DoR: 2/25/2021; MAD: 4/24/2021)

**12. Other Business**

**Extension Request(s)**

- a. **PH# 2836** – 144 & 146 South Road – Tarnow Nursery & Garden Center Special Permit was approved in 2016 and the deadline to complete work is May 5, 2021. Extension Request is for five more years to complete the project to May 5, 2026.

**Discussion Items**

- a. Discussion with Consultant regarding update of the Plan of Conservation & Development
- b. Discussion regarding 28 Maple Avenue

**13. Correspondence**

**14. Commissioner's Correspondence**

**15. Director of Development Services Report**

**16. Administrative Approval Report**

- a. **XSP# 21-02** – 1010 Enfield Street – Site Plan Review application to allow a basketball court to be constructed at the Alcorn School; Town of Enfield, owner/applicant; Map 22/Lot 18; R-33 Zone.
- b. **Zoning Permit 2021-05** – 57-E Palomba Drive – For a nail salon to be located in Big Y Plaza (nail salon already exists in plaza)
- c. **Zoning Permit 2021-07** – 145 Hazard Avenue – For a business office to be located in an office building for a video editing and post-production company
- d. **Zoning Permit 2021-09** – 139 Hazard Avenue – For a hair salon to be located within the Enfield Professional Park
- e. **Zoning Permit 2021-10** – 90 Elm Street – Phantom Fireworks will return to the Enfield Square Mall
- f. **Zoning Permit 2021-11** – 54 Hazard Avenue – For a sushi/ramen restaurant to be located in the former Smashburgers unit

**17. Applications to be Received**

- a. **PH# 2994** – Text Amendment application to Section 6.20.1 Footnote 7 to allow Private Farmers Markers in Industrial zones; KBRC Realty LLC, applicant.
- b. **XSP# 21-01** – Text Amendment application to Section 4.80 to allow an increase in lot coverage for smaller properties located within the Lake Overlay District; Town of Enfield, applicant.

- c. **PH# 2995** – Text Amendment application to sections 5.10 and 5.70 to allow buildings to be larger than 5,000 square feet and to allow Child Day Care Facilities in Limited Office Overlay Zones with expanded hours of operation; Winston Properties, LLC., applicant.
- d. **PH# 2997** – 556 Hazard Avenue – Special Permit & Site Plan Review application for the expansion of a non-conforming use (auto repair garage) to accommodate a second tenant to repair small engines; Richard Polek & Peter Simlick, owners/applicants; Map 110/Lot 349; BL Zone.

**18. Opportunities/Unresolved Issues**

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

**19. Adjournment**

**Note:** The next Regular Meeting is March 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*