

ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR VIRTUAL MEETING  
**AGENDA**  
MARCH 25, 2021 – 7:00 p.m.

**Join OfficeSuite 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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**Meeting ID:** 111 1250 0870

**The meeting will be streamed live on YouTube at:** <https://youtu.be/oEzpc2Rk6oQ>

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1. **Call to Order & Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Minutes**
  - a. March 11, 2021 – *Regular Meeting*
4. **Public Participation**
5. **Bond Release(s)**
6. **Continued 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; MCPH: 4/15/2021)
7. **New Public Hearings**
  - 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. **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. (DoR: 3/11/2021; MOPH: 5/15/2021)
  - c. **PH# 2999** – 284 North Maple Street – Special Permit & Site Plan Review Application for a permanent outdoor dining area associated with Buona Vita restaurant; Kelly Miller – Two Gees LLC – Buona Vita, applicant; Agean Properties, LLC., owner; Map 80/Lot 203; BL Zone. (DoR: 3/25/2021; MOPH: 5/29/2021)

- d. **XZA# 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.
- 8. **Old Business**
- 9. **New Business**
- 10. **Other Business**
  - 8-24 Referrals**
    - a. 8-24 Referral Request – 558 Enfield Street (Lafayette Park) – Proposed replacement basketball court
    - b. 8-24 Referral Request – 1010 Enfield Street (Alcorn School) – Proposed new basketball court
    - c. 8-24 Referral Request – 124 North Maple Street (Enfield Annex) – Proposed Butler Building in north parking lot
  - Discussion Items**
    - a. Discussion regarding 28 Maple Avenue
- 11. **Correspondence**
- 12. **Commissioner’s Correspondence**
- 13. **Director of Development Services Report**
- 14. **Administrative Approval Report**
  - a. **SPR# 1850** – 151 Hazard Avenue – Administrative Approval Application for a dog groomer to be located within the existing shopping center where other personal service uses currently exist; Lourene Lea Santana, applicant; Karios Properties LLC, owner; Map 74/Lot 255; BL Zone. (DoR: 3/25/2021; MAD: 5/29/2021)
- 15. **Applications to be Received**
- 16. **Opportunities/Unresolved Issue**
  - a. Discussion – Combining Planning & Zoning Commission and the Inland Wetlands & Watercourses Agency
- 17. **Adjournment**

**Note:** The next Regular Meeting is April 8, 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*