

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY MAY 27, 2021 – 7:00 PM
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes**
 - April 15, 2021 – *Special Meeting*
 - May 13, 2021 – *Regular Meeting*
5. **Public Participation**
6. **Bond Release(s)**
7. **Continued Public Hearings**
8. **New Public Hearings**
 - a. **PH# 3005** – 89 Enfield Street – Application to modify a previously approved Special Permit to remove a condition of approval; 89 Enfield Realty, LLC., owner; Thomas Murphy, applicant; Map 35/Lot 218; BL Zone.
 - b. **XZA# 21-05** – Text Amendment to Section 4.20.1 Footnote 14 to allow bedrooms in basements as long as the requirements of the Building Code are met; Town of Enfield, applicant.
9. **Old Business**
10. **New Business**
 - a. **SPR# 1858** – 612 Hazard Avenue – Site Plan Review application for adaptive reuse within an SDD Zone to allow for a 43-unit apartment complex in the former Blair Manor facility; Meadow Manor, LLC., owner/applicant; Map 110/Lot 343; SDD Zone.
 - b. **SPR# 1862** – 559 Hazard Avenue – Site Plan Review application for façade improvements within the Scitico Design Overlay District; CH Realty VIII CG CT Atlantis, LLC., owner; Pablo De Miguel Iglesias, applicant; Map 110/Lot 13; BL Zone; Scitico Design Overlay District.
11. **Other Business**
 - 8-24 Referral(s)**
 - a. **820 Enfield Street** – Higgins Park – 8-24 Referral for improvements to Town property for a proposed basketball court, playground, and walking trails.
 - b. **165 Weymouth Road** – Edgar H. Parkman School – 8-24 Referral for improvements to Town property for a proposed splash pad.
12. **Correspondence**
13. **Commissioner’s Correspondence**
14. **Director of Development Services Report**
15. **Administrative Approval Report**
 - a. **ZP# 2021-43** – 786 Enfield Street – Polish Food Market & Deli
16. **Applications to be Received**

- a. **PH# 3009** – 11 Pearl Street – Special Permit & Site Plan Review application for the reuse of the former Thompsonville Fire Department building as a mixed-use residential and commercial beer/wine tap room with outdoor seating; Map 24/Lot 65; TD-5 Zone; Patrick & Jeannette Tallarita, applicants; Winter Street Corp., owners.

17. Opportunities/Unresolved Issues

18. Adjournment

Note: The next Regular Meeting is June 10, 2021. All materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>

The meeting will be streamed live on YouTube at: <https://www.youtube.com/watch?v=tr73nqk0gkE>

Ken Nelson, Jr., Chairman; Richard Szewczak, Secretary