

ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
**AGENDA**  
THURSDAY JUNE 10, 2021 – 7:00 PM  
ENFIELD TOWN HALL - COUNCIL CHAMBERS  
820 ENFIELD STREET - ENFIELD, CT

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1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes**
  - May 27, 2021 – *Regular Meeting*
2. **Town Attorney Report** (*In writing*) – May 2021
5. **Public Participation**
6. **Bond Release(s)**
  - a. **SPR# 1776** - 138 South Road – Request for the release of the Landscaping Bond in the amount of \$2,340.00.
7. **Continued Public Hearings**
8. **New Public Hearings**
  - 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. (DoR: 5/27/2021; MOPH: 7/31/2021)
  - b. **PH# 3010** – 54 Hazard Avenue – Special Permit & Site Plan Review application to allow a fencing club (commercial recreation use) in a Business Regional Shopping Center – Stop & Shop Plaza; Enfield Station, LLC., owner; Enfield Fencing Club LLC., applicant; Map 56/Lot 26; BR Zone. (DoR: 5/27/2021; MOPH: 7/31/2021)
9. **Old 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. (DoR: 4/22/2021; MAD: 6/26/2021) ***Continued from May 27, 2021***
10. **New Business**
11. **Other Business**
  - Extension Request(s)**
    - a. **PH# 2943** – 0 Shaker Road - Request for a three-year extension of time to pull a building permit (from July 11, 2021 to July 11, 2024), and a three-year extension of time to complete the project (from July 11, 2024 to July 11, 2027); Shaker Pines Fire District #5, owner/applicant; Map 94/Lot 62; I-1 Zone.
  - Discussion(s)**
    - b. Discussion with consultant regarding update of the Enfield Zoning Regulations
12. **Correspondence**
13. **Commissioner’s Correspondence**

14. **Director of Development Services Report**

15. **Administrative Approval Report**

16. **Applications to be Received**

17. **Opportunities/Unresolved Issues**

18. **Adjournment**

**Note:** The next Regular Meeting is June 24, 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*

DoR – Date of Receipt

MAD – Mandatory Action Date (65 days after Date of Receipt or close of Public Hearing)

MOPH – Mandatory Open Public Hearing Date (65 days after Date of Receipt)

MCPH – Mandatory Close Public Hearing Date (35 days after opening the Public Hearing)