

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY JUNE 24, 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**
 - June 10, 2021 – *Regular Meeting*
5. **Public Participation**
6. **Discussion with Consultant Regarding Update of the Enfield Zoning Regulations**
7. **Bond Release(s)**
8. **Continued Public Hearings**
9. **New Public Hearings**
 - a. **PH# 3011** – 53 Manning Road – Special Permit & Site Plan Review application for a seasonal indoor winter farmer’s market; KBRC Realty c/o Walter (Chip) LaBonte, owner/applicant; Map 34/Lot 15; Industrial-1 Zone.
10. **Old Business**
11. **New Business**
 - a. **SPR# 1863** – 562 Enfield Street – Site Plan Review application for façade updates and minor site improvements associated with the Dunkin restaurant and drive-thru; James Balis, owner; Carlos Caetano, applicant; Map 33/ Lot 3; BL Zone, King Street/Enfield Street Design Overlay District.
12. **Other Business**

Discussion(s)

 - a. Discussion regarding Town-owned property at 52 Prospect Street (aka Buildings & Grounds facility)
13. **Correspondence**
14. **Commissioner’s Correspondence**
15. **Director of Development Services Report**
16. **Administrative Approval Report**
 - a. **SPR# 1865** – 86B Elm Street – Administrative Approval application for modifications to the landscaping associated with Wendy’s; Restaurant Holdings LLC., owner; Oliver Gaffney (TPA Design Group), applicant; Map 43/Lot 34; BR Zone.
 - b. **ZP# 2021-52** – 98 Elm Street – Change of roof color on the Outback Steakhouse Restaurant
17. **Applications to be Received**
 - a. **SPR# 1866** – 504 Hazard Avenue – Site Plan Modification application for the previously approved outdoor seating area (PH# 2981); 10 Water Street, LLC., owner; Michael McManus, applicant; Map 101/Lot 216; I-1 Zone.

- b. **PH# 3012** – 43 Pearl Street – Special Permit & Site Plan Review application for a place of worship; E+D Stovall, LLC., owner; Leroy Stovall, applicant; Map 24/Lot 79; TD-5 Zone.

18. Opportunities/Unresolved Issues

19. Adjournment

Note: The next Regular Meeting is July 8, 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=OhM73XtOxb0>

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