



**AGENDA
PLANNING & ZONING COMMISSION
SPECIAL MEETING
November 13, 2025
7:00 PM - Council Chambers**

<https://www.youtube.com/watch?v=vdKBVF8J41A>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. October 9, 2025

B. October 23, 2025 - Special Meeting

5. TOWN ATTORNEY REPORT

A. October 30, 2025

6. ZONING ENFORCEMENT OFFICER'S REPORT

7. PUBLIC PARTICIPATION

8. BOND RELEASE(S)

9. CONTINUED PUBLIC HEARINGS

10. NEW PUBLIC HEARINGS

A. **PH# 3134MA - 90 Elm Street** - Application for a Zone Change from Business Regional (BR) to Special Development District (SDD); Woodsonia Acquisitions, LLC, Applicant; Enfield Square Realty LLC + Enfield CH LLC + Enfield NASSIM LLC, Owners; Map 42/Lot 29, Maps 43/Lots 16, 17, 29, 30, 31 and Map 45, Lot 75; BR Zone-TABLED

DOR: 9/4/2025; MPHOD: 11/8/2025; MPHCD: 12/13/2025

B. **PH# 3136 - 5 Harris Street** - Application for a special use permit to allow a duplex; Jose Cabrera, Applicant; Maria G. Ramon Sebastian, Owner; Map 23/Lot14; R-33 Zone

DOR: 10/23/2025; MPHOD: 12/27/2025; MPHCD: 01/31/2026

11. OLD BUSINESS

12. NEW BUSINESS

A. **SPR# 1959 - 1695 King Street** - Application for a request of a long-term storage container; NEL Group LLC, Applicant; Owner; Map 14/Lot 24; I-1 and KSESOD Zones

DOR: 10/23/2025; MAD: 12/27/2025

13. COMMISSIONER'S CORRESPONDENCE

14. DIRECTOR OF PLANNING REPORT

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3137 - 78 Brainard Road** - Application for a special use permit for a home occupation; Kevin and Darlene Ferguson, Applicants/Owners; Map 36/Lot 293; R-33 Zone

B. **PH# 3138 - 78 Brainard Road** - Application for a special permit for a duplex; Kevin and Darlene Ferguson, Applicants/Owners; Map 36/Lot293; R-33 Zone

C. **SPR# 1960 – 45 Windsor St** - Application for a second driveway; EGO Holdings LLC, Applicant/Owner; Map 27/Lot 52; TD-2 Zone

17. OPPORTUNITIES/UNRESOLVED ISSUES

18. EXECUTIVE SESSION

19. ADJOURNMENT

The next regular meeting of the Planning & Zoning Commission is scheduled on November 20, 2015.
