



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

November 20, 2025

**7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

<https://www.youtube.com/watch?v=kW48ZNfpo1o>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

5. TOWN ATTORNEY REPORT

6. ZONING ENFORCEMENT OFFICER'S REPORT

7. PUBLIC PARTICIPATION

8. BOND RELEASE(S)

A. **SPR# 1888 - 140-148 Hazard Ave** - Trinity Healthcare Erosion & Sediment Control Bond Release Request

B. **PH# 2627 - Cherrywood Estates Phase II** - Erosion & Sediment Control Bond Release Request

C. **SPR# 1923 - 157 South Road** - Erosion & Sediment Control Bond Release Request

9. CONTINUED PUBLIC HEARINGS

A. **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

10. NEW PUBLIC HEARINGS

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

DOR: 11/6/2025; MPHOD: 1/10/2026; MPHCD: 2/14/2026

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

DOR: 11/6/2025; MPHOD: 1/10/2026; MPHCD: 2/14/2026

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 KSESDOD Zones-**TABLED DOR: 10/23/2025; MAD: 12/27/2025**

B. **SPR# 1960 – 45 Windsor St** - Application for a second driveway; EGO Holdings LLC, Applicant/Owner; Map 27/Lot 52; TD-2 Zone
DOR: 11/6/2025; MAD: 1/10/2026

C. **PH# 3078 - Strand Location- Union Square** - Request for Building Permit Extension

13. COMMISSIONER'S CORRESPONDENCE

14. DIRECTOR OF PLANNING REPORT

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

16. APPLICATIONS TO BE RECEIVED

17. OPPORTUNITIES/UNRESOLVED ISSUES

18. EXECUTIVE SESSION

19. ADJOURNMENT

The next regular meeting of the Planning & Zoning Commission is scheduled on December 4, 2025.
