



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

December 4, 2025

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

https://www.youtube.com/watch?v=mdCyAb_yVXE

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. November 13, 2025 - Special Meeting

5. TOWN ATTORNEY REPORT

6. ZONING ENFORCEMENT OFFICER'S REPORT

7. PUBLIC PARTICIPATION

8. BOND RELEASE(S)

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# 3139MA - South River Street** - Application for a zone change from TD-1 to TD-4 for properties known as 22, 24, 28, 38, 44, 48, 50, and 52 South River Street; South River Realty LLC, Applicant/Owner and Matthews Landing LLC, Owner; Map 8, Lots 13, 14, 15, 16, 17, 19, 21 and 22; TD-1 Zone

DOR: 11/20/2025; MPHOD: 01/24/2026; MPHCD: 02/28/2026

11. OLD 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 KESDOD Zones-**TABLED**

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

12. NEW BUSINESS

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 18, 2025.
