



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING-AMENDED**

December 18, 2025

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

<https://www.youtube.com/watch?v=7FW0u2daHyw>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. November 20, 2025

B. December 4, 2025

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

B. **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-**TABLED**
DOR: 11/20/2025; MPHOD: 01/24/2026; MPHCD: 02/28/2026

10. NEW PUBLIC HEARINGS

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

12. NEW BUSINESS

A. **PH# 3061 - Informal Discussion** with Robert Mannarino regarding possible modification of approved multi-family housing development per section 4.70.6I to senior residential

development (SRD) (Sections 4.40.4, 4.70.1, 4.70.2, and 4.70.3) at 242, 274, and 284 Brainard Road; Map 62 & 77/Lots 319, 67 & 68, MFHD Zone

13. COMMISSIONER'S CORRESPONDENCE

14. DIRECTOR OF PLANNING REPORT

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR# 1961 - 35 Bacon Rd** - Administrative approval for modifications to SPR# 1881 which include changes to the rear building, parking, and related site improvements; Winstanley Construction Management, Applicant; Amazon.com Services LLC, Owner; Map 94/Lot 65; I-1 Zone

DOR: 12/04/2025; MAD: 02/07/2026

PLEASE NOTE: DUE TO THE LARGE SIZE OF THE FILE, THE SITE PLANS FOR THIS APPLICATION ARE AVAILABLE IN OPENGOV BY CLICKING THIS LINK: [Login to OpenGov for Town of Enfield, CT](#), AND SEARCHING FOR PL-25-269 AND VIEWING THE ATTACHMENTS OR COME INTO THE PLANNING & ZONING DEPARTMENT TO VIEW THE PAPER COPY.

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 January 8, 2026.
