



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

May 14, 2026

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

<https://www.youtube.com/watch?v=h9QCxVAqIFc>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. April 23, 2026

B. April 28, 2026 - Special Meeting

5. TOWN ATTORNEY REPORT

A. April 28, 2026

6. ZONING ENFORCEMENT OFFICER'S REPORT

7. PUBLIC PARTICIPATION

8. BOND RELEASE(S)

A. **Bond Release Request** - PH# 3057 and PH# 3104 - 98 Elm Street

9. CONTINUED PUBLIC HEARINGS

A. **PH# 3146 - 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: 2/26/2026; MPHOD: 5/2/2026; MPHCD: 6/6/2026

10. NEW PUBLIC HEARINGS

A. **PH# 3148 – 2 Dale Road** - Application for a Special Use Permit to expand the existing non-conforming structure and construct ±856SF addition to the home; Nicole Campisi + Axel Colon, Owner/Applicant; Map 66/Lot 376; R-33 Zone

DOR: 4/23/2026; MPHOD: 6/27/2026; MPHCD: 8/1/2026

11. OLD BUSINESS

12. NEW BUSINESS

A. **8-24 Referral** - Sale of Lot 29 Main Street to DOT for parking lot associated with new train station.

B. **Discussion on possible text amendments**

- A. Section 3.30.1.viii - Accessory Buildings
- B. Section 4.80 - Special provisions for the Lake Overlay District
- C. Definition changes regarding coverage
 - 1. #3 - Accessory building or use
 - 2. #34 - Coverage
 - 3. #67 - Lot coverage
 - 4. #17 - Building

C. Request for informal discussion regarding a possible text change to increase the building coverage in the IP zone

13. OTHER BUSINESS

A. **Request for Permit Extension - SPR# 1938** - Shaker Road & N Maple Street - Self-Storage Facility

B. **Request for Permit Extension - SPR# 1927** - 210 Moody Road Lot 3 - Storage Buildings

14. COMMISSIONER'S CORRESPONDENCE

15. DIRECTOR OF PLANNING REPORT

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

17. APPLICATIONS TO BE RECEIVED

A. **SPR# 1966 - 809 Enfield Street** - Application for modification of PH# 3084 for two temporary storage containers ; GJWSJ, LLC, Applicant/Owner; Map 29/Lot 72; BG Zone

DOR: 5/4/2026; MAD: 7/8/2026

18. OPPORTUNITIES/UNRESOLVED ISSUES

19. EXECUTIVE SESSION

20. ADJOURNMENT

The next regular meeting of the Planning & Zoning Commission is scheduled on May 28, 2026.
