



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

**September 10, 2026
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

<https://www.youtube.com/watch?v=lcL1FQtkSLc>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. July 23, 2026

5. TOWN ATTORNEY REPORT

A. July 22, 2026

B. August 27, 2026

6. ZONING ENFORCEMENT OFFICER'S REPORT

7. PUBLIC PARTICIPATION

8. BOND RELEASE(S)

A. **PH# 3057 - 90C Elm Street** - Zen Leaf

9. CONTINUED PUBLIC HEARINGS

10. NEW PUBLIC HEARINGS

A. **PH# 3153ZA** - Application for text amendment to Section 4.90 to allow outdoor entertainment to be amplified at a Farm Brewery, Cidery, and Distillery; Red Brewster, Charles Mastroberti, Applicant - **TO BE HEARD ON 09/10/2026**

DOR: 07/09/26; MPHOD: 09/12/2026; MPHCD: 10/17/2026

B. **PH# 3154 - 63 Broad Leaf Ln** - Application for a special use permit to allow an accessory apartment; Denise Williams, Applicant/Owner; Map 18/Lot 133; R-33 Zone

DOR: 09/02/2026; MPHOD: 11/07/2026; MPHCD: 12/12/2026

11. OLD BUSINESS

A. **SPR# 1970 - 565 Enfield Street** - Application for Site Plan Review for a Food Trailer; Ronal + Lauren Urena, Applicant, Saloneel LLC, Owner; Map 33/Lot 274; BL Zone

DOR: 07/09/2026; MAD: 09/12/2026

12. NEW BUSINESS

A. **FLD#49 - 63 Broad Leaf Ln** - Application for a Development Permit for regulated activities proposed within the Special Flood Hazard Area, related to PH 3154, located at 63 Broad Leaf Ln; Denise Williams, Applicant/Owner; Map 18/Lot 133; R-33 Zone

DOR: 09/02/2026; MAD: 11/07/2026

B. **§CGS 8-24 Referral from Town Council for the purchase of 60 Long Hollow Road for preservation of open space**

13. OTHER BUSINESS

A. **Chapter 6.20 - Outdoor Sales, Dining & Storage**

B. **117 North Road** - Liquore request for 30-day extension to complete the requirements of PH# 3101 per stipulated judgement

14. COMMISSIONER'S CORRESPONDENCE

15. DIRECTOR OF PLANNING REPORT

16. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR# 1972 - 191 Moody Road** - Application for an admin approval for aluminum can recycling; Troiano Realty Corporation, Owner, Martin Brower Company LLC, Applicant; Map 100/Lot 35; I-1 Zone

DOR: 09/10/2026; MAD: 11/14/2026

17. APPLICATIONS TO BE RECEIVED

A. **PH# 3155ZA** - Application for text amendment to Table 6.10.1 to increase building coverage in the I-P zone from the 20% - 33% range to 50%; 176 South Road Enterprises LLC, Applicant

DOR: 09/10/2026; MPHOD: 11/14/2026; MPHCD: 12/19/2026

B. **SPR# 1972 - 191 Moody Road** - Application for an admin approval for aluminum can recycling; Troiano Realty Corporation, Owner, Martin Brower Company LLC, Applicant; Map 100/Lot 35; I-1 Zone

DOR: 09/10/2026; MAD: 11/14/2026

C. **SPR# 1973 – 130 Shaker Rd** – Application for a Mulching Operation; Joseph W. Raschi, Applicant/ Owner; Map 81/Lot 10; I-1 Zone

DOR: 09/10/2026; MAD: 11/14/2026

D. **SPR# 1974 – 100 Bright Meadow Blvd** – Application to Develop Apartments, Commercial Space, Town Homes, and Associated Improvements; 100 Bright Meadow Associates LLC, Applicant/Owner; Map 35/Lot 220; SDD Zone

DOR: 09/10/2026; MAD: 11/14/2026

E. **SPR# 1975 - 5 Niblick Road** - Application for 40ft. Antenna Tower; Jonathan Andressen, Applicant, CoxCom INC, Owner; Map 55/Lot 92; I-P Zone

DOR: 09/10/2026; MAD: 11/14/2026

18. OPPORTUNITIES/UNRESOLVED ISSUES

19. EXECUTIVE SESSION

20. ADJOURNMENT

The next regular meeting of the Planning & Zoning Commission is scheduled on September 24, 2026.
