

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR LIVE MEETING
AGENDA
THURSDAY OCTOBER 28, 2021 – 7:00 PM
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

You may watch the meeting live on YouTube at <https://youtu.be/k8kuvoKpSoo>

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- RECEIVED
ENFIELD TOWN CLERK
2021 OCT 22 PM 2:31
Sharon M. Bailey
1. **Call to Order & Pledge of Allegiance**
 2. **Fire Evacuation Announcement**
 3. **Roll Call**
 4. **Approval of Minutes**
 - October 14, 2021- Regular Meeting
 5. **Town Attorney Report**
 6. **Zoning Enforcement Report**
 7. **Public Participation**
 8. **Bond Release(s)**
 9. **Old Public Hearings**
 - a. **PH# 3017MA** – 1297 Enfield Street – Zone change request from HR-33 to SDD; Felician Sisters of North America Real Estate Trust, Owner; The Community Builders, Applicant; Map 46/Lot 2; HR-33 Zone. **TABLED**
 10. **New Public Hearings**
 - a. **PH# 3013** – 51 Enfield Street – Special Use Permit application to convert a non-conforming use to a less intensive non-conforming use for a car wash and motor vehicle detailing facility; Diane Pagano, Owner/Applicant; Map 35/Lot 206; BL Zone. **TABLED**
 - b. **PH# 3019** – 110 High St – Special Permit application for change of use of the property as a daycare; Town of Enfield, Owner; William and Melissa Adams, Applicant; Map 25/Lot 75; TD-5 Zone.
 - c. **XSU# 21-09** – 117 Post Office Rd – Special Permit application to install a modular classroom at Stowe School; Town of Enfield, Owner/Applicant; Map 54/ Lot 6; R-33 Zone.
 11. **New Business**
 - a. **SPR# 1870** – 101 North Street – Site Plan Modification Application to allow pavement within 10 feet of the front property line for track racing; Chris Marcy, Applicant; 101 North, LLC Owner; Map 93/Lot 21; I-1 Zone.
 - b. **SPR# 1872** – 109 Elm St – Site Plan Review application to demolish existing office building and construct a new 3,200 sq ft car wash facility. AAA Club Alliance Inc., Owner; Western Ma EEN, LLC, Applicant; Map 43/Lot 7; BG Zone.
 12. **Old Business**
 13. **Other Business**

DoR – Date of Receipt

MAD – Mandatory Action Date (65 days after Date of Receipt or close of Public Hearing)

MOPH – Mandatory Open Public Hearing Date (65 days after Date of Receipt)

MCPH – Mandatory Close Public Hearing Date (35 days after opening the Public Hearing)

- 14. **Correspondence**
- 15. **Commissioner's Correspondence**
- 16. **Director of Development Services Report**
 - a. PA 21-29 Parking opt out by Town Council
 - b. Discussion on Farm Breweries & Wineries
- 17. **Administrative Approval Report**
 - a. **SPR# 1874** – 75 Freshwater – Site Plan Modification application to improve ADA accessibility on site; Brixmore GA Freshwater, Owner; Kelly Bohnenberger, Applicant; Map 57/Lot 346; BR Zone
- 18. **Applications to be Received**
- 19. **Opportunities/Unresolved Issues**
- 20. **Adjournment**

Note: The next Regular Meeting is November 18, 2021. All materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>

Ken Nelson, Jr., Chairman; Richard Szewczak, Secretary