



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**November 16, 2023**  
**7:00 PM - Council Chambers**  
<https://youtube.com/live/dNk4kdpLZ2E>

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
2. **FIRE EVACUATION ANNOUNCEMENT**
3. **ROLL CALL**
4. **MINUTES OF PRECEDING MEETINGS**

- **October 26, 2023**

5. **TOWN ATTORNEY REPORT**
6. **EXECUTIVE SESSION**
7. **ENFORCEMENT OFFICER'S REPORT**
8. **PUBLIC COMMUNICATION AND PETITIONS**
9. **BOND RELEASE(S)**
10. **CONTINUED PUBLIC HEARINGS**
11. **NEW PUBLIC HEARINGS**

A.

1. **PH# 3077 – 38 Post Office Road and Map 47/Lot 12**-application for a special use permit for the expansion of a construction facility including outdoor storage; Spazzarini Construction Co., LLC, Applicant; Post Office LLC and St. Thomas Realty Associates LLC, Owners; Map 47/Lots 12 & 51; I-1 & I-2 Zones.

B.

1. **PH# 3078 – Application of Impact Residential Development** for a mixed-use development at 20 1/2 Pleasant Street, 16 Pleasant Street, 2 Chapel Street, 1 & 5 & 19 & 21 Church Street, 17 North Main inclusive of the front parcel with .1 acres; Impact Residential Development, Applicant; Town of Enfield, Owner, TD-5

**12. OLD BUSINESS**

**13. NEW BUSINESS**

- A. **SPR# 1923- 157 South Road** – Application for Site Plan Approval for self-storage use; Eric Hewitt, Applicant/Owner; Map 55/Lot 82; I-1 Zone.

B. **SPR# 1924- 3 Palomba Drive**, Application for Site Plan Modification; addition for storage and auto detailing of repaired cars; Applicant/Thomas Adamczyk; Owner/ Balise Automotive Realty; Map 57/ Lot 320, BR-Zone.

C. **PH# 3065ZA- 113 Brainard Road**-Request for extension on filing of zone change from R-33 to BR; Fast Track Realty, LLC, Applicant; John Ferreira, Owner; Map 36/Lot 237; R-33 Zone

D. **Discussion on PA 23-142-** Zoning Compliance- Certain Protections for Group and Family Child Care Homes

**14. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING**

A. Discussion on extension of filing deadline for special use permits

B. 2024 Meeting Calendar

**15. CORRESPONDENCE**

**16. COMMISSIONER'S CORRESPONDENCE**

**17. PLANNING STAFF REPORT**

**18. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS**

**19. APPLICATIONS RECEIVED**

**20. ADJOURNMENT**

---

The next regular meeting of the Enfield Planning and Zoning Commission is December 7, 2023.

Note: Application materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>

---