

To: Ms. Sheila Bailey, Enfield Town Clerk
From: Laurie Whitten, Director of Planning
Date: March 21, 2024
RE: PZC Meeting Agenda March 28, 2024 – CANCELLATION

The next Regular PZC Meeting scheduled on March 28, 2024 has been cancelled. Please note that Public Hearing PH# 3088ZA will be heard at the April 3, 2024 Special Meeting.

If you or the public have any questions, please contact me at 860-253-6507 or lwhitten@enfield.org.

Thank you,



Laurie Whitten

Copy to: File PH# 3088ZA



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

March 28, 2024

7:00 PM - Council Chambers

<https://www.youtube.com/watch?v=ls9uL3DV3qQ>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. March 14, 2024

5. TOWN ATTORNEY REPORT

6. ZONING ENFORCEMENT OFFICER'S REPORT

7. PUBLIC PARTICIPATION

8. BOND RELEASE(S)

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

10. DIRECTOR OF PLANNING REPORT

11. OUTSIDE CORRESPONDENCE

12. COMMISSIONER'S CORRESPONDENCE

13. CONTINUED PUBLIC HEARINGS

A. **PH# 3088ZA** - Application to amend the Zoning Regulations to allow the use of Elderly Housing in HR-33 Zone under Table 4.20 and add new subsection under Section 4.40.3- Housing for the Elderly; Felician Sisters of North America Real Estate Trust, Applicant; Carl Landolina, Representative

14. NEW PUBLIC HEARINGS

15. OLD BUSINESS

16. NEW BUSINESS

17. OTHER BUSINESS

18. APPLICATIONS TO BE RECEIVED

19. OPPORTUNITIES/UNRESOLVED ISSUES

20. EXECUTIVE SESSION

21. ADJOURNMENT

CANCELLED

RECEIVED
ENFIELD TOWN CLERK

To: Ms. Sheila Bailey, Enfield Town Clerk

From: Laurie Whitten, Director of Planning

Date: March 21, 2024

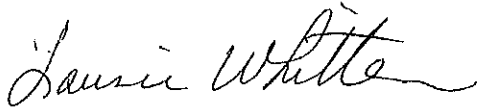
2024 MAR 21 AM 11:06

Sheila M Bailey

RE: Posting Application PH# 3088ZA for public inspection no less than 10 days prior to the public hearing date, scheduled for April 3, 2024. This is required by CBS 8-3(a).

If you or the public have any questions, please contact me at 860-253-6507 or lwhitten@enfield.org.

Thank you,



Laurie Whitten

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PROPOSED TEXT AMENDMENTS TO
ENFIELD ZONING REGULATIONS

1. Section 4.20 Use Requirements: Under Housing for the Elderly add "SP" with Footnote 13 added in the HR-33 column.
2. Elderly housing with the HR-33 zone (added x/x/2024) create new subsection K.

Minimum lot area:	10 acres
Maximum density:	5 dwelling units/acre*
Maximum <u>lot coverage</u> :	25%
Minimum yard setbacks:	Front: 60 feet Side and rear: 50 feet

Maximum <u>building height</u> :	For new construction 35 feet not including elevator shafts and mechanical equipment located on or above the roof. Waiver under subsection H above shall not apply.
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Parking:	1 space per studio or 1 bedroom unit
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Nonmerger provision:	No abutting or adjacent parcels may be merged or combined after October 1, 2024, in order to meet the minimum lot area under this Section.
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*Based upon the total area of the parcel and including any multi-family units existing on the site at the time of the application under this section.

RECEIVED
ENFIELD TOWN CLERK
2024 MAR 21 PM 10:48
Shafiq M. Bailey