



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

**February 13, 2025
7:00 PM - Council Chambers**

<https://www.youtube.com/watch?v=308HpOvXzYg>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. January 23, 2025

B. February 3, 2025

5. TOWN ATTORNEY REPORT

A. January 28, 2025

6. ZONING ENFORCEMENT OFFICER'S REPORT

7. PUBLIC PARTICIPATION

8. BOND RELEASE(S)

9. CONTINUED PUBLIC HEARINGS

A. **PH# 3112ZA** - Application for a text amendment to allow farmworker housing by modifying sections of 4.20, 4.60.2, 5.20, 6.20, 8.140, 9.10.2 and supporting definitions; Jarmoc Farms, LLC, Applicant

DOR: 1/9/25; MPHOD: 3/15/25; MPHCD: 4/19/25

10. NEW PUBLIC HEARINGS

11. OLD BUSINESS

A. **PH# 3061 - Brainard Gardens** - 1 year building permit request

12. NEW BUSINESS

A. **SPR# 1948 - 115A Elm Street** - Application for a site plan review for site modifications and an addition onto the existing building; Playful Minds Connecticut, LLC, Applicant/Owner; Map43/Lot 6; BR Zone

DOR: 1/9/25; MAD: 3/15/25

B. **SPR# 1950 - 113 Elm Street** - Application for a change of use to allow a vet clinic establishment; Enfield Corporate Properties, LLC, Applicant/Owner; Map 43/Lot 19; BR Zone

DOR: 1/31/25; MAD 4/6/25

13. COMMISSIONER'S CORRESPONDENCE

14. DIRECTOR OF PLANNING REPORT

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **SPR# 1949 - 50 Palomba Drive** - Application for an administration approval to allow site modifications; Robert Green, Applicant; 50 Palomba LLC, Owner; Map 57/ Lot 337; BR Zone

16. APPLICATIONS TO BE RECEIVED

A. **SPR# 1949 - 50 Palomba Drive** - Application for an administration approval to allow site modifications; Robert Green, Applicant; 50 Palomba LLC, Owner; Map 57/ Lot 337; BR Zone

B. **SPR# 1950 - 113 Elm Street** - Application for a change of use to allow a vet clinic establishment; Enfield Corporate Properties, LLC, Applicant/Owner; Map 43/Lot 19; BR Zone

DOR: 1/31/25; MAD 4/6/25

C. **PH# 3113 - 31 South Street** - Application for a special use permit to allow a fourth dwelling unit within the existing building; Christian Rivas Plata, Applicant; Enfield C&S LLC, Owner; Map 24/Lot 125; TD-2 Zone

D. **PH# 3114MA - 14 & 20 Park St_47 & 51 Oak St** - Application for a zone change request to change from Residential-33 to Industrial-1; CT53 RE, LLC Applicant; CT53 RE LLC, Owner of 14 & 20 Park Street and 47 Oak Street; Deanna & Andrew LLC owner of 51 Oak Street; I-1 Zones

E. **PH# 3115ZA** - Application for a text amendment proposing to eliminate Section 4.10.2-Cellar and Foundation Requirements; WE Acquisitions, LLC Applicant;

F. **PH# 3116 - 5 Redwood Street** - Application for a special use permit to convert single family dwelling to a duplex; Emre Guduk, Applicant, Emre and Elife Guduk, Owners; Map 58/Lot 111; R-33 Zone

17. OPPORTUNITIES/UNRESOLVED ISSUES

18. EXECUTIVE SESSION

19. ADJOURNMENT

The next regular meeting of the Planning & Zoning Commission is scheduled on February 27, 2025.
