



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

April 10, 2025

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

<https://www.youtube.com/watch?v=VyoSh1gXZAA>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. March 26, 2025 - Special Meeting

B. April 2, 2025 - Special Meeting

5. TOWN ATTORNEY REPORT

A. March 24, 2025

6. ZONING ENFORCEMENT OFFICER'S REPORT

7. PUBLIC PARTICIPATION

8. BOND RELEASE(S)

9. CONTINUED PUBLIC HEARINGS

A. **XZA# 25-02** - Application for a text amendment to change Section 5.60 Special Requirements for the Special Development District; Town of Enfield, Applicant; SDD Zone - **TABLED**

DOR: 3/13/2025; MPHOD: 5/17/2025; MPHCD: 6/21/2025

10. NEW PUBLIC HEARINGS

A. **PH# 3119 – 234 N. Maple Street** – Application for a special use permit to allow an accessory apartment; Joseph and Daniela Bromley, Applicant/Owner; Carl Landolina, Representative; Map 81/Lot 112; R-44 Zone

DOR: 3/27/2025; MPHOD: 5/31/2025; MPHCD: 7/5/2025

B. **PH# 3120 - 95 High Street** - Application for a special use permit for live entertainment with liquor for Sarapes Restaurant; Cutbertu Chavez, Applicant; Brightside Plaza LLC, Owner; Map25/Lot 6; TD-5 Zone

DOR: 3/27/2025; MPHOD: 5/31/2025; MPHCD: 7/5/2025

11. OLD BUSINESS

12. NEW BUSINESS

A. **SPR# 1952 - 145 and 153 South Road** - Modifications to approved Site Plan under PH# 3090; Enfield Properties, LLC, Applicant; Enfield Properties LLC + Michael T. Panella, Owners and Maplewood Village of Enfield LLC, Owner; Maps 55/ Lots 59/80; R-44 and I-1 Zones
- **Scheduled for April 24th**

DOR: 3/27/25; MAD 5/31/25

B. **SPR# 1953 - 242, 274, 284 Brainard Road** - Application for a request to phase Brainard Gardens' construction into two phases; Robert Mannarino, Applicant; Washington Associates of Enfield LLC and Anthony and Frank Troiano + Joseph Petronella, Owners; Map 77/Lots 68 and 67; Map 62/Lot 319; R-44 Zone

DOR: 3/27/25; MAD: 5/31/25

C. **SPR# 1736 - 1 Peerless Way** - Extension Request

13. COMMISSIONER'S CORRESPONDENCE

14. DIRECTOR OF PLANNING REPORT

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

16. APPLICATIONS TO BE RECEIVED

17. OPPORTUNITIES/UNRESOLVED ISSUES

18. EXECUTIVE SESSION

19. ADJOURNMENT

The next regular meeting of the Planning & Zoning Commission is scheduled on April 24, 2025.
