



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

April 24, 2025

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

<https://www.youtube.com/watch?v=tkr65eTEv9A>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. April 10, 2025

B. April 16, 2025 - Special Workshop Meeting

5. TOWN ATTORNEY REPORT

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 - **SCHEDULED TO BE HEARD ON 4/24/2025**

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

10. NEW PUBLIC HEARINGS

A. **PH# 3121** - PH# 3121- Text Amendment application for Table 5.20 and Section 5.20.1 to add language of use of a car wash to the BR Zone with conditions; Russel Speeder's Car Wash of Connecticut LLC, Applicant; Joseph P Williams, Representative; BR Zones

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

11. OLD BUSINESS

12. NEW BUSINESS

A. **8-24** - CIP Presentation

B. **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

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

13. COMMISSIONER'S CORRESPONDENCE

14. DIRECTOR OF PLANNING REPORT

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3122 - 900 Enfield Street** - Application per Section 10.30.2.B.ii and Section 10.30.7.J for an internally illuminated sign; Jeremy Waycott, Applicant; Fleet National Bank of Connecticut; Owner; Map 26/Lot 13; TD-5 Zone

B. **PH# 3123 – 15 Salerno Drive** – Application for a special use permit to allow an accessory apartment; Samantha and David Parker, Applicant/Owner; Map 103/Lot 80; R-44 Zone

C. **PH# 3124 - 100 High Street** - Application for a change of use from Church to Theater; Opera House Players, Applicant/Owner; Map 25/Lot 131; TD-5 Zone

17. OPPORTUNITIES/UNRESOLVED ISSUES

18. EXECUTIVE SESSION

19. ADJOURNMENT

The next regular meeting of the Planning & Zoning Commission is scheduled on May 8, 2025.
