



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

May 8, 2025

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

<https://www.youtube.com/watch?v=a2tUWmnkCiQ>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. April 24, 2025

B. April 30, 2025 - Special Workshop Meeting

5. TOWN ATTORNEY REPORT

A. April 30, 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

10. NEW PUBLIC HEARINGS

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

DOR: 4/24/2025; MPHOD: 6/29/2025; MPHCD: 8/3/2025

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

DOR: 4/24/2025; MPHOD: 6/29/2025; MPHCD: 8/3/2025

11. OLD BUSINESS

12. NEW BUSINESS

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

B. **SPR# 1954- 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

DOR: 4/24/2025; MAD: 6/29/2025;

13. COMMISSIONER'S CORRESPONDENCE

14. DIRECTOR OF PLANNING REPORT

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3124 - 130 Town Farm Road** - Application for a special use permit to revise a liquor permit to include entertainment for a banquet facility. William D. Kameron applicant/owner. Map 89/Lot 50; R-44 Zone

17. OPPORTUNITIES/UNRESOLVED ISSUES

18. EXECUTIVE SESSION

19. ADJOURNMENT

The next regular meeting of the Planning & Zoning Commission is scheduled for May 22, 2025.
