



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

July 10, 2025

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

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

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. June 26, 2025

5. TOWN ATTORNEY REPORT

A. June 24, 2025

6. ZONING ENFORCEMENT OFFICER'S REPORT

7. PUBLIC PARTICIPATION

8. BOND RELEASE(S)

9. CONTINUED PUBLIC HEARINGS

A. **PH# 3128 - 1561 King Street** - Application for a Special Use Permit for the development of an EV Charging Station and Cafe and waiver per 8.60.F; Global Development LLC, Applicant; Alaimo Family, LLC, Owner; BG Zone/ KSESOD Overlay Zone

DOR: 6/12/2025; MPHOD: 8/16/2025; MPHCD: 9/20/2025

10. NEW PUBLIC HEARINGS

A. **PH# 3127 - 20 Oliver Rd** - Application for a special use permit to develop a horse training facility for commercial purposes; Seafood Delight Farms LLC, Applicant/Owner; Map 47/Lot 42; I-1 Zone

DOR: 6/12/2025; MPHOD: 8/16/2025; MPHCD: 9/20/2025

B. **PH# 3129 - 33 North River** - Application for a Special Use Permit to develop a multi-family apartment complex with associated site improvements and amenities; 33 North River Street, LLC, Applicant; Ilona Levitz, Owner; Map 7/Lot 3; TD-4 Zone

DOR: 6/26/2025; MPHOD: 8/30/2025; MPHCD: 10/4/2025

11. OLD BUSINESS

12. NEW BUSINESS

A. **FLD# 47 - 20 Oliver Road** - Application for a special flood hazard permit; Seafood Delight Farms, Applicant/Owner; Map 47/Lot 42; I-1 Zone

DOR: 6/12/2025; MAD: 8/16/2025

13. COMMISSIONER'S CORRESPONDENCE

14. DIRECTOR OF PLANNING REPORT

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3130 - 12 Alden Avenue** - Application for a special use permit requesting a Class 4 liquor permit per Section 8.122; Thompson Market, LLC, Applicant; 12 Alden Ave, LLC, Owner; Map 27/Lot 99; TD-5 Zone

17. OPPORTUNITIES/UNRESOLVED ISSUES

18. EXECUTIVE SESSION

19. ADJOURNMENT

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