



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

**September 11, 2025
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

<https://www.youtube.com/watch?v=LwG4JyDnOno>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. July 24, 2025

5. TOWN ATTORNEY REPORT

A. August 25, 2025

6. ZONING ENFORCEMENT OFFICER'S REPORT

7. PUBLIC PARTICIPATION

8. BOND RELEASE(S)

A. **SPR# 1872 - 109 Elm St** - Golden Nozzle Landscape Bond

9. CONTINUED PUBLIC HEARINGS

10. NEW PUBLIC HEARINGS

A. **PH# 3131 - 41-43 Pearl Street** - Application to allow a change of use for a Place of Worship on the second floor; David Arce, Applicant; E &D Stovall LLC, Owners; Map 24/Lot 79; TD-5 Zone

DOR: 7/25/2025; MPHOD: 9/28/2025; MPHCD: 11/2/2025

11. OLD BUSINESS

12. NEW BUSINESS

A. **SPR# 1957 - 11 Pearl Street** - Application for a site plan review for the establishment of a wireless telecommunications facility; Kenneth Baldwin, Applicant; Patrick and Jeanette Tallarita, Owners; Map 24; Lot 65; TD-5 Zone

DOR: 7/31/2025; MAD: 9/4/2025

B. **SPR# 1958 - 54 Hazard Ave** - Application for a Site Plan Modification of PH# 2532 to allow a detached independent sustainable bottle redemption container within the existing parking lot of the Stop and Shop Plaza; Polly Johnson, Applicant; Enfield Station LLC, Owner;

Map 56; Lot 26; BR Zone

DOR: 8/18/2025; MAD: 10/22/2025

13. COMMISSIONER'S CORRESPONDENCE

14. DIRECTOR OF PLANNING REPORT

15. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

A. **PH# 2930/SPR# 1885 - Administrative Approval Request** - Enfield Manor

16. APPLICATIONS TO BE RECEIVED

A. **PH# 3132 - 786 Enfield Street** - Application for a special use permit for a change of use to motor vehicle sales; Mohamad Cheriha, Applicant; Shaan Realty, LLC, Owner; Map 29/ Lot 3; KSESODD/ BG Zone

B. **PH# 3133 - 54 Hazard Ave** - Application for Special Use Permit for an automatic car wash; Russell Speeder's Car Wash of Connecticut, LLC, Applicant; Enfield Station, LLC, Owner; Map 56/Lot 26; BR Zone

C. **PH# 3134MA - 90 Elm Street** - Application for a Zone Change from Business Regional (BR) to Special Development District (SDD); Woodsonia Acquisitions, LLC, Applicant; Enfield Square Realty LLC + Enfield CH LLC + Enfield NASSIM LLC, Owners; Map 42/Lot 29, Maps 43, Lots 16, 17, 24, 26, 29, 30, 31 and Map 45, Lot 75; BR Zone

17. OPPORTUNITIES/UNRESOLVED ISSUES

18. EXECUTIVE SESSION

19. ADJOURNMENT

The next regular meeting of the Planning & Zoning Commission is scheduled for September 25, 2025.
