



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

September 25, 2025

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

<https://www.youtube.com/watch?v=qGcmTqn91vw>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACUATION ANNOUNCEMENT

3. ROLL CALL

4. APPROVAL OF MINUTES

A. September 11, 2025

5. TOWN ATTORNEY REPORT

6. ZONING ENFORCEMENT OFFICER'S REPORT

7. PUBLIC PARTICIPATION

8. BOND RELEASE(S)

A. **SPR# 1915 - 7 Pearson Way** - Simpson Strong Tie Erosion & Sediment Control Bond

9. CONTINUED PUBLIC HEARINGS

10. NEW PUBLIC HEARINGS

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

DOR: 9/3/2025; MPHOD: 11/7/2025; MPHCD: 12/12/2025

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

DOR: 9/3/2025; MPHOD: 11/7/2025; MPHCD: 12/12/2025

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-**TABLED**

DOR: 9/4/2025; MPHOD: 11/8/2025; MPHCD: 12/13/2025

D. **PH# 3135MA - 85 and 100 Bright Meadow Blvd** - Application for a Zone Change from Business Regional (BR) to Special Development District (SDD); 100 Bright Meadow Associates LLC, Applicant, Owners; Enfield Development Associates, LLC, Owner; Map 35/Lots 44& 220; BR

Zones

DOR: 9/9/2025; MPHOD: 11/13/2025; MPHCD: 12/18/2025

11. OLD BUSINESS

12. NEW BUSINESS

A. Pre-Application meeting for a proposed Special Development District rezone per Section 5.60.3 for 90 Elm Street, aka Enfield Square Mall

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 for October 9, 2025.
