ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY, JANUARY 8, 2015 - 7:00 P.M.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

AGENDA

THE MEETING WILL ADJOURN AT 11:00 P.M.

REGULAR MEETING 7:00 P.M.

1. Call to Order & Pledge of Allegiance
2. Fire Evacuation Announcement
3. Roll Call
4. Approval of Minutes
   a. July 31, 2014 special meeting
   b. September 4, 2014 regular meeting
   c. September 18, 2014 regular meeting
   d. October 2, 2014 regular meeting
   e. December 18, 2014 regular meeting
5. Staff Reports
   a. Town Attorney (in person)
   b. Zoning Enforcement Officer (in person)
   c. Blight
   d. Interim Planner
6. Public Participation
7. Correspondence
8. Commissioner’s Correspondence
9. Bond Releases – None

Mandatory Public Hearing Closing Date (MPHCD) = 35 days from opening of a Public Hearing
Mandatory Action Date (M.A.D.) = 65 days from the “date of receipt” for a site plan review OR 65 days from
the close of a public hearing
10. Public Hearings continued from November 6, 2014
   a. PH #2808 – Special Use Permit for a Dunkin Donuts with drive thru lane located at 95 Raffia Road in a BL District; Map# 67-Lot# 424; George Raffia and Sons, Inc and Joaquim Freitas – applicant; George Raffia and Sons, Inc. – owner. (MPHCD January 8, 2015)

   Public Hearing continued from December 18, 2014
   a. XZA# 14-13 – Proposed Text Amendment to Section 4.50.7 Modifications to Swimming pools. Enfield Planning and Zoning Commission initiative.

11. Reading of the Legal Notice

12. New Public Hearings
   a. PH# 2805.02 – Special Use Permit to obtain beer/wine permit located at 111 Hazard Avenue; Map#65-Lot# 67; Joseph M. Ravalese, III – applicant/Chestnut Oak Realty-owner. (MPHCD February 12, 2015)

   b. PH# 2813 – Special Use Permit request change of use for Montessori School to relocate to the Felician Sisters located at 1325 Enfield Street in a HR-33 District ; Map# 046-Lot# 0002; Felician Sisters of North America Real Estate Trust – Owner/ applicant. (MPHCD February 12, 2015)

13. Old Business - None

14. New Business - None

15. Other Business

16. Authorization for Administrative Approvals

17. Applications To Be Received

18. Unresolved issues

19. Adjournment

20. Next Regular Meeting: Thursday, January 22, 2015
   a. Thompsonville Village Residential (TV-R)
   b. Thompsonville Mixed Use District (TMD)
   c. Multi-modal Transit and River Access District (MTRA)
   d. Buildings vs. Structures
   e. Incentive housing zone pros and cons