

**TOWN OF SOUTHTON  
PLANNING AND ZONING COMMISSION**

September 4, 2007  
7:00 P.M.

Town Hall Council Chambers  
75 Main Street

**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DETERMINATION OF QUORUM**
- 4. APPROVAL OF MINUTES**
  - a) Regular meeting of August 21, 2007
- 5. PUBLIC HEARINGS**
  - A. Rockwood Hills, Inc., 489 and 495 Flanders Road (S #1258) – 2 lot resubdivision**
  - B. Meridian Development (Greenway Commons) – 167 Center Street and 66 High Street – (SPU #443) mixed use redevelopment**
  - C. West Pines Resubdivision – West Pines Drive (S #1213.2 / EE #120) – 36 lot resubdivision and earth excavation application**
  - E. Country Club Estates – 150 Savage Street – (S #1251) – 115 lot resubdivision application**
- 6. BUSINESS MEETING**
  - A. Hillcrest Orchards, LLC (ZA#538) – Create new Section 3-08 “Housing Opportunity District” (HOD) in Zoning Regulations**
  - B. Hillcrest Orchards, LLC – 508 & 544 Meriden-Waterbury Road (ZC#529) – change zoning district boundaries from R-40 to HOD.**
  - C. Hillcrest Orchards, LLC, 508 & 544 Meriden-Waterbury Road (SPR #1465) – 212 unit multi-family development.**
  - D. Calendar House, 388 Pleasant Street (SPR #1475), improvements to parking lot.**

- E. **Hospital of Central Connecticut**, 81 Meriden Avenue (SPR #1480) site plan modification.
- F. **Rockwood Hills, Inc.**, 489 and 495 Flanders Road (S #1258) – 2 lot resubdivision
- G. **Meridian Development (Greenway Commons)** – 167 Center Street and 66 High Street – (SPU #443) mixed use redevelopment
- H. **West Pines Resubdivision** – West Pines Drive (S #1213.2 / EE #120) – 36 lot resubdivision and earth excavation application
- I. **Country Club Estates** – 150 Savage Street – (S #1251) – 115 lot resubdivision application.
- J. **D & D Automotive** - 971 South Main Street (SPR #1474) – site plan

**7. ITEMS TO SCHEDULE FOR PUBLIC HEARING**

- **ZA #541** – Revisions to Section 13 – Signs (*September 18*)
- **ZA #542** – New Section 11-13A (*September 18*)
- **SPU #435.2** – Richard Munson, Berlin Street (*September 18*)
- **SPU #445** – Town of Southington, leaf compost site, 2064 West St (*September 18*)
- **SPU #446** – Jennifer Lonicki, 44 No. Summit St., parent/grandparent apartment (*September 18 or October 2*)
- **SPU #447** – Carlo and Elene Albini, 29 Beverly Drive, parent/grandparent apartment (*September 18 or October 2*)
- **SPU #444** – AES Remedial Contractors, Townline Road (*September 18 or October 2*)

**8. ADMINISTRATIVE REPORTS**

- Transfer Station

**9. RECEIPT OF NEW APPLICATIONS**

**10. ADJOURNMENT.**