

PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 - SOUTHTON, CONNECTICUT 06489 - (860) 276-6248



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Lisa Conroy, Alternate
Richard Hart, Alternate

David J. Lavallee
Acting Town Planner
Frank J. Vinci
Zoning Enforcement Officer

Southington Planning and Zoning Commission
REGULAR MEETING
TUESDAY, FEBRUARY 6, 2007 - 7:00 P.M.
SOUTHTON 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 PZC Meeting of January 16, 2007.
5. Unfinished Business:
 - 3/6/07 A. Open Public Forum - Subdivision Application of Woodruff Street Associates proposing to subdivide property for purposes of creating 8 single-family lots within an R-20/25 zone, property located at 137 Woodruff Street (S #1245).
 - 3/6/07 B. Special Permit Use Application of LePage Homes proposing to establish a 19-unit multifamily housing development (West Street Condominiums) within an R-12 zone incorporating two (2) existing residential homes and two (2) proposed buildings, property located at 179 and 191 West Street (SPU #434).
 - *2/6/07 C. Earth Filling and Grading Application of Lake Compounce Limited Partnership proposing earth filling and grading activities in conjunction with a proposed water park facility at the existing Lake Compounce amusement park facility, property located off Mount Vernon Road (E.E. #119).

5. Unfinished Business Items Cont.

- 3/20/07 D. Site Plan Application of LePage Homes proposing to construct a 19-unit multifamily housing development (West Street Condominiums) incorporating 2 existing homes and 2 proposed buildings totaling 22,828 sq.ft., property located at 179 & 191 West Street (SPR #1448).
- *2/6/07 E. Site Plan Application of Sachse Commercial Contractors, Inc. proposing to construct a 423 sq.ft. addition to the existing building at the Apple Valley Veterinarians veterinary hospital facility, property located at 1218 South Main Street (SPR #1449).
- *2/6/07 F. Site Plan Application of Briarwood College, Inc. proposing to construct a 16,500 sq.ft. dental school building with associated parking area in conjunction with the existing college facility, property located at 2279 Mount Vernon Road (SPR #1451).
- *3/6/07 G. Subdivision Application of Magnoli Enterprises, Inc. proposing to subdivide property for purposes of creating 4 single-family lots (April Estates), property located off Burritt Street known as Assessor's Map #040, Parcels 012, 013 & 021 (S #1246).
- *3/6/07 H. Site Plan Application of Mark & Gregory Ali proposing to construct a 4,500 sq.ft. building for retail use, property located at 1416 Meriden-Waterbury Turnpike (SPR #1453).
- *3/20/07 I. Site Plan Application of Birch Street Properties, LLC proposing to construct a 2,016 sq.ft. storage warehouse to an existing industrial facility, property located at 89 Birch Street (SPR #561.2).

6. New Business Items

- *4/3/07 A. Site Plan Application of Kenneth Harwood proposing to construct a 2-story garage within an I-1 Zone for purposes of housing hobby race car fabrication and street rod storage, property located at 154 Pine Street (SPR #1452.1).
- *4/3/07 B. Site Plan Application of Ralph Ricciardelli for Childhood Dreams Foundation proposing placement of a clothing and shoe collection bin on the lawn area of the existing Midas Muffler auto repair facility, property located at 90 Queen Street (SPR #452.1).

6. New Business Items Cont.

- *4/3/07 C. Site Plan Application of James Larkin proposing to modify an existing residential structure into 2,643 sq.ft. mixed use consisting of residential and business office space, property located at 247-249 Meriden-Waterbury Road (SPR #1455).
- *4/3/07 D. Site Plan Application of Mountain View Farms, LLC proposing to construct a 35-unit multifamily development for ages 55+ and older (Elizabeth Gardens), property located off Meriden Avenue known as Assessor's Map #55, Parcels 16 & 17 (SPR #1456).
- *4/3/07 E. Site Plan Application of 1103 Queen Street, LLC proposing a modification of the previously approved Site Plan approved 10/4/05 to modify the parking area and the removal of billboard, property located at 1103 Queen Street (SPR #1410.2).
- *4/3/07 F. Site Plan Application of Queen Street Car Wash, LLC proposing to construct a 2,965 sq.ft. car wash facility, property located at 973 Queen Street (SPR #1457).
- G. Conceptual Site Plan Application of Meridian Development Partners proposing to establish a multifamily complex in accordance with the Residential Overlay District Zoning (Greenway Commons), for properties located at 167 Center Street, Map #99 Parcel #151; 217 Center Street, Map #99, Parcel 149; and 66 High Street, Map #111, Parcel 15 (SPR #1454 & R.O.D. #1).
- *4/3/07 H. Site Plan Application of Renaissance Commons, LLC proposing to construct twenty-four (24) townhouse condominium units in conjunction with the previously approved Special Permit Use #384.1, 1 Columbus Avenue & Liberty Street (SPR #1441.1)

7. Items to Schedule for the Public Hearing : February 20, 2007 or March 6, 2007:

- A. Petition of Andrew J. Denorfia to Amend the Southington Zoning Regulations pertaining to Industrial I-1 Zone and I-2 Lot and Building Requirements Sect. 7A-00 and Section 11-14 Rear Lots within Industrial Zones (Z.A. #534).
- B. Special Permit Use Application of Queen Street Car Wash, LLC proposing to permit the establishment of a car wash facility within a Business zone, property located at 973 Queen Street (SPU #438).

8. Miscellaneous

- A. Request of Janice L. Wood for a waiver of the 15% maximum slope required in order to construct a driveway to access her property located at 168 Cascade Ridge.
- B. Request for Release of the \$6,400.00 Subdivision Bond and the \$3,600.00 Public Improvements Bond for the Tomczak Estates Subdivision, property located off West Center Street & Aufran Avenue (S #1168.1).
- C. Request for Reduction of the existing Erosion & Sedimentation Bond for the Laurelwood Estates Subdivision from \$17,000.00 to \$14,475.00 to cover remaining work, property located off Winding Ridge & Mt. Vernon Road (S #1221.2).
- D. Request of Attorney Andrew Denorfia for a 90-Day Extension for Filing the Mylar Maps for the Baldwin Estates Subdivision (approved by court decision on 11/6/06), property located at West Street & Hart Street (S #1224.1).

9. Adjournment.
