

PLANNING AND ZONING DEPARTMENT

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



Zaya G. Oshana, Chairman
John E. DeMello, Vice-Chairman
Patrick D. Saucier, Secretary
John E. Carmody
Michael DeSanto
Fran Kenefick
James Sinclair
Robert Borkowski, Alternate
Lisa Conroy, Alternate
Richard Hart, Alternate
Brian Zaccagnino, Alternate

Mary M. Hughes, AICP
Town Planner
David J. Lavallee
Assistant Town Planner
Frank J. Vinci
Zoning Enforcement Officer

**Southington Planning and Zoning Commission
PUBLIC HEARING
TUESDAY, OCTOBER 3, 2006 - 7:00 P.M.
SOUTHTON TOWN HALL COUNCIL CHAMBERS, 75 Main Street**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Determination of Quorum
5. Items for the Public Hearing this Evening:
 - 10/4/06 A. **Continued Public Hearing from September 19, 2006** for Subdivision Application of Northstar Centers, LLC proposing to resubdivide property for purposes of creating 3 lots within a Business and I-1 zone, Executive Boulevard South & West Street (S #911.2).
 - 11/22/06 B. **Continued Public Hearing from September 19, 2006** Resubdivision Application of Lovley Development, Inc. proposing to resubdivide property for purposes of creating 6 lots (Rich Gardens Estates), property located at 360 & 370 Mulberry Street (S#503.1).
 - 11/8/06 C. Special Permit Use Application of Jose A. Rivera proposing to establish a parent/grandparent apartment from an existing single-family dwelling, property located at 44 Johanna Circle (SPU #432).
 - 11/8/06 D. Subdivision Application of Calco Construction proposing a resubdivision of property within the previously approved Cortland Estates Subdivision for purposes of creating (7) single-family lots, property located at 235 Flanders Street (S #1234.1).
6. Adjournment.

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Southington Planning and Zoning Commission
REGULAR MEETING
TUESDAY, OCTOBER 3, 2006 - Following the Public Hearings
SOUTHINGTON 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 September 19, 2006.
5. Unfinished Business:
 - 11/22/06 A. Subdivision Application of Northstar Centers, LLC proposing to resubdivide property for purposes of creating 3 lots within a Business and I-1 zone, property located off Executive Boulevard South & West Street (S #911.2).
 - 11/22/06 B. Resubdivision Application of Lovley Development, Inc. proposing to resubdivide property for purposes of creating 6 lots (Rich Gardens Estates), property located at 360 & 370 Mulberry Street (S #503.1).
 - 12/6/06 C. Special Permit Use Application of Jose A. Rivera proposing to establish a parent/grandparent apartment from an existing single-family dwelling, property located at 44 Johanna Circle (SPU #432).
 - 12/6/06 D. Subdivision Application of Calco Construction proposing a resubdivision of property within the previously approved Cortland Estates Subdivision for purposes of creating (7) single-family lots, property located at 235 Flanders Street (S #1234.1).

5. Unfinished Business Items Cont.

- 11/22/06 E. Site Plan Application of Northstar Centers, LLC proposing to construct a multi-use shopping center including construction of parking facilities, access drives and miscellaneous site improvements, property located off Executive Boulevard and West Street (SPR #1434).
- 10/4/06 F. Subdivision application of Ravenswood Construction, LLC proposing to subdivide property for purposes of creating 9 single-family lots (Wyndcrest Estates), property located at 120 Clark Street, Milldale (S #1242).
- 10/18/06 G. Subdivision Application of Lovley Development, Inc. proposing to subdivide property for purposes of creating 5 single-family lots (Shetland Acres), property located at 275 South End Road (S #1243).
- 10/18/06 H. Site Plan Application of Gregory Klimaszewski proposing the conversion of an existing residence into a mixed use of business and residential use totaling 3,412 square feet within a Business zone, located at 1004 South Main Street (SPR #1440).
- 11/22/06 I. Site Plan Application of 1103 Queen Street, LLC proposing modifications to the parking and billboard in conjunction with the previously approved site plan, property located at 1103 Queen Street (SPR #1410.1).
- 11/22/06 J. 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, property located at 1 Columbus Avenue & Liberty Street (SPR #1441).
- 11/22/06 K. Petition of Severino V. Bovino, Agent for Richard A. Duksa ET ALS to Change the Zoning District Boundaries from Industrial (I-1) to Business (B) for approximately 25± acres of property located easterly of West Street and westerly of I-84 at Exit Ramp #31 and front on Curtiss Street (Z.C. #528).

6. New Business Items

- A. Floodplain filling application of Lake Compounce Limited Partnership seeking to fill and grade associated with the relocation of part of Mount Vernon Road, property located at the northeast corner of Welch Road and Mount Vernon Road. (FF #197).

6. New Business items continued:

- B. Site plan application of JDB Holdings, LLC seeking to rebuild 20' x 60' building which was destroyed by fire and to construct a 28' x 40' three-bay garage addition, property located at 1223 Meriden-Waterbury Road (SPR #1442).
- C. Site plan application of the Housing Authority of the Town of Southington proposing the expansion of the parking area for Pulaski Terrace, property located at 6 Carter Lane (SPR #1443).
- D. Site plan application of Applegate, LLC seeking a revision of previously approved site plan to revise parking and some building dimensions and a proposed new access from Flanders Street, property located at 90 Applegate (formerly 235 Queen Street) (SPR #1350.2).
- E. Subdivision application of Sultana Developers proposing a 7 lot subdivision (White Oak Estates) on property located at 577 Meriden-Waterbury Turnpike (S# 1244).

7. New Items to Schedule for Public Hearing for October 17, 2006:

- A. Petition of Lovley Development, Inc. to modify Sections 12-01.1 F and 12-01.1 J of the Zoning Regulations **(2A 532)**

8. Miscellaneous

- A. Request for release of the \$1,000.00 Erosion and Sedimentation Bond for the R W Mez, LLC, site plan, property located at 235 Summer Street (SPR #657.1)
- B. Request for release of the \$1,000.00 Erosion and Sedimentation Bond for the Travel Centers of America site plan, property located at 1875 Meriden-Waterbury Turnpike (SPR #1326.2).

9. Adjournment

new business items continued

- B. Site plan application of JDB Holdings, LLC seeking to rezone 30' x 50' building which was destroyed by fire and to construct a 28' x 40' building garage addition, property located at 1225 Meriden-Veterans Road (SPR #1442)
- C. Site plan application of the Housing Authority of the Town of Southington proposing the expansion of the parking area for the State Center, property located at 6 Center Lane (SPR #1443)
- D. Site plan application of Applegate, LLC seeking a revision of site plan showing site plan to revise parking and some building dimensions and a proposed new access from Riverside Street, property located at 60 Applegate (former 100 Queen Street) (SPR #1450)
- E. Subdivision application of Southern Development seeking a 7 lot subdivision (Windsor Park Estates) on property located at 577 Meriden-Veterans Road (SPR #1444)

new items to schedule for Public Hearing for October 17, 2007

- A. Petition of Lower Development, Inc. to modify Sections 12.07, 12.08 and 12.09 of the Zoning Regulations **(AS 225)**

miscellaneous

- A. Request for release of the \$1,000.00 Erosion and Sedimentation Bond for the R/W Met, LLC, site plan, property located at 308 Sumner Street (SPR #1447)
- B. Request for release of the \$1,000.00 Erosion and Sedimentation Bond for the Travel Center of America site plan, property located at 1876 Meriden-Veterans Turnpike (SPR #1328)

Administration