

PLANNING AND ZONING DEPARTMENT

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



Zaya G. Oshana, Chairman
John E. DeMello, Vice-Chairman
Patrick D. Saucier, Secretary
John E. Carmody
Michael DelSanto
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

*****WEDNESDAY NOVEMBER 1, 2006 - 7:00 P.M.**

SOUTHLINGTON 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:
 - 11/22/06 A. **Continued Public Hearing from October 17, 2006** for 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 B. **Continued Public Hearing from October 17, 2006** for 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).
 - 11/22/06 C. **Continued Public Hearing from October 17, 2006** 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 fronting on Curtiss Street (Z.C. #528).
 - D. Petition of Lovley Development, Inc. to modify Sections 12-01.1 F and 12-01.1 J of the Zoning Regulations pertaining to parking requirements for business offices, financial institutions and medical or dental offices. (ZA #532) .

5. Items for the Public Hearing Cont.

- E. Special Permit Use Application of the Town of Southington proposing to modify the previously approved SPU #376 to permit the operation of the Town leaf composting facility on Fridays from 12:00 to 4:00 p.m. during the months of November and December, property known as Assessor's Map # 53, Parcel #132 located off Old Turnpike Road within an I-1 zone (SPU #376.1).

6. Adjournment.

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****REVISED ON 10/31/06****

Southington Planning and Zoning Commission REGULAR MEETING

***WEDNESDAY, NOVEMBER 1, 2006 - Following the Public Hearings
SOUTHLINGTON 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 October 17, 2006.
5. Unfinished Business:
 - 11/22/06 A. **Continued Public Hearing from October 17, 2006** for 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 B. **Continued Public Hearing from October 17, 2006** for 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).
 - 11/22/06 C. **Continued Public Hearing from October 17, 2006** 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 fronting on Curtiss Street (Z.C. #528).
 - D. Petition of Lovley Development, Inc. to modify Sections 12-01.1 F and 12-01.1 J of the Zoning Regulations pertaining to parking requirements for business offices, financial institutions and medical or dental offices (ZA #532) .



PLANNING AND ZONING COMMISSION

City of Washington
Planning and Zoning Commission
1100 North Capitol Street, N.E.
Washington, D.C. 20002
Phone: (202) 724-2000
Fax: (202) 724-2001

November 17, 2008
11:00 AM
Public Hearing
November 17, 2008
11:00 AM
Public Hearing
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11:00 AM
Public Hearing
November 17, 2008
11:00 AM
Public Hearing

Washington Planning and Zoning Commission
REGULAR MEETING
THURSDAY, NOVEMBER 13, 2008 - Following the Public Hearings
WASHINGTON TOWN HALL COUNCIL CHAMBER, 2000 M Street

AGENDA

1. Call to Order
2. Roll Call
3. Determination of Quorum
4. Approval of Minutes - (a) Regular PZC Meeting of October 17, 2008.
5. Unfinished Business
 - A. Continued Public Hearing from October 17, 2008 for Resubdivision Application of Lively Development, Inc. proposing to resubdivide property for purpose of creating 8 lots (Rich Gardens Estates) property located at 280 & 270 Mulberry Street (ZM503.1)
 - B. Continued Public Hearing from October 17, 2008 for Subdivision Application of Lively Development, Inc. proposing a resubdivision of property within the previously approved Concord Estates Subdivision for purposes of creating (7) single-family lots property located at 285 Flanders Street (S #1234.1)
 - C. Continued Public Hearing from October 17, 2008 Petition of Severino V. Rovina Agent for Richard A. Dukes 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 fronting on O Street (ZC #523)
 - D. Petition of Lively Development, Inc. to modify Sections 15-01.11 and 15-01.13 of the Zoning Regulations pertaining to parking requirements for business offices, financial institutions and medical or dental offices (ZM #532).

5. Unfinished Business Items Cont.

- E. Special Permit Use Application of the Town of Southington proposing to modify the previously approved SPU #376 to permit the operation of the Town leaf composting facility on Fridays from 12:00 to 4:00 p.m. during the months of November and December, property known as Assessor's Map # 53, Parcel #132 located off Old Turnpike Road within an I-1 zone (SPU #376.1).
- 11/22/06 F. 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 G. 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).
- H. 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).
- I. 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).
- J. Subdivision application of Sultana Developers proposing a 7 lot subdivision (White Oak Estates) on property located at 577 Meriden-Waterbury Turnpike (S# 1244).
- K. Site Plan Application of the Town of Southington proposing to modify the previously approved site plan SPR #1411 to allow the operation of the existing leaf composting facility on Fridays from 12:00 p.m. to 4:00 p.m. during the months of November and December, property located at 617 Old Turnpike Road (SPR #1411.1).
- L. Site Plan Application of John & Keith Keegan proposing to construct an 18,400 sq.ft. warehouse with flex space, property located at 1198 West Street (SPR #1444).
- M.. Petition of 1103 Queen Street, LLC proposing to Amend the Zoning Regulations Text Section 13-11 pertaining to Nonconforming Signs (Z.A. #533). ****Scheduled for the November 21, 2006 Public Hearing.****

Unfinished Business Items

- 3. Special Permit Use Application of the Town of Southington proposing to modify the previously approved SPU #378 to permit the operation of a Town leaf composting facility on Fridays from 12:00 to 4:00 p.m. during the months of November and December, property known as Assessor's Map # 58 Parcel #132 located off Old Turnpike Road within an F-1 zone (SPU #378.1)
- 4. Site Plan Application of Renaissance Commercial LLC proposing to construct twenty four (24) townhouse condominium units in conjunction with the previously approved Special Permit #SPR #1411 property located at a Columbia Avenue & Liberty Street (SPR #1411)
- 5. Site Plan Application of 1103 Queen Street LLC proposing modifications to the building and billboard in conjunction with the previously approved site plan property located at 1103 Queen Street (SPR #1410.1)
- 6. Site plan application of 1313 Holdings, LLC seeking to rebuild 20' x 60' building which was destroyed by fire and to construct a 28' x 40' three-day garage additional property located at 1323 Mendon-Watshury Road (SPR #1442)
- 7. Site plan application of applicant seeking a revision of previously approved site plan to revise parking and some building dimensions and a proposed new access from Flinders Street property located at 80 Applegate (formerly 325 Queen Street) (SPR #1560.2)
- 8. Subdivision application of Britains Developers proposing a 7 lot subdivision (White Oak Estates) on property located at 577 Mendon-Watshury Turnpike (SPR #1247)
- 9. Site Plan Application of the Town of Southington proposing to modify the previously approved site plan SPR #1411 to allow the operation of the existing leaf composting facility on Fridays from 12:00 p.m. to 4:00 p.m. during the months of November and December property located at 617 Old Turnpike Road (SPR #1411.1)
- 10. Site Plan Application of John & Keith Keegan proposing to construct an 18-400 sq ft warehouse with flex space property located at 198 West Street (SPR #1444)
- 11. Motion of 1103 Queen Street LLC proposing to Amend the Zoning Regulations for Section 13-11 pertaining to Nonconforming Signs (Z.A. #698) **Scheduled for the November 11, 2008 Public Meeting.

6. New Business Items

- A. Site Plan Application of Gilman Albert proposing to construct a 4,350 sq.ft. addition to an existing industrial building located in the I-1 zone, property located at 134 Union Street (SPR #1446).
- B. Site Plan Application of AMEE, LLC c/o Ashok R. Patel proposing the placement of two containers for storage of clothing donations, property located to the rear of an existing retail plaza (formerly Petit's Dairy store), 400 North Main Street (SPR #166.1).

7. New Items to Schedule for Public Hearing on November 21, 2006:

- A. Special Permit Use Application of Rev. Andrew Kauffman for Hope Ministries, Inc. proposing to establish a church facility from within an existing building, formerly the Southington Board of Education alternative education building, property located at North Summit Street (SPU #433).

8. Miscellaneous

- A. Request of Hendel's for placement of a cedar fence structure between the DelMaro property located at 1651 Meriden Avenue and the new Hendel's gasoline service station servicen/convenience store, property located at 273 Meriden-Waterbury Road (SPR #1421).
- B. Request for release of the \$24,000.00 Performance Bond for the Travel Centers of America Truck Stop Facility Site Plan, property located at 1875 Meriden-Waterbury Turnpike (SPR #1326.2).
- **** C. Request of Miguel Coppola for the Royal Acres Condominiums Site Plan #1422.1 whether a revised site plan is required for placement of underground storage tanks for storage of liquid propane, 2118 Meriden-Waterbury Road (SPR #1422.1).
- **** D. Request for Release of the \$31,200.00 Maintenance Bond covering Hawk's Nest Drive within the Bradley's Mountain Estates Subdivision (S #1193).

9. Adjournment

6 New Business Items

- A. Site Plan Application of Gilman Albert property to construct a 4,350 sq ft addition to an existing industrial building located in the H-1 zone, property located at 134 Union Street (SPR #1448).
- B. Site Plan Application of AMIEE, LLC dba Astor R. Patel proposing the placement of two containers for storage of clothing donations, property located to the rear of an existing retail plaza (formerly Patel's Dairy store), 400 North Main Street (SPR #1456).

7 New Items to Agenda for Public Reading on November 21, 2008.

- A. Special Permit Use Application of Rev. Andrew Kesterman for Hope Ministries, Inc. proposing to establish a church facility from within an existing building, formerly the Southridge Board of Education alternative education building, property located at North Summit Street (SPR #1433).

8 Miscellaneous

- A. Request of Hendriks for placement of a cedar fence structure between the Division property located at 1031 Mendon Avenue and the new Hendriks gasoline service station service/convenience store, property located at 278 Mendon-Waterbury Road (SPR #1421).
- B. Request for release of the \$24,000.00 Performance Bond for the Travel Centers of America Truck Stop Facility Site Plan, property located at 1875 Mendon-Waterbury Turnpike (SPR #1323).
- C. Request of Miguel Coppola for the Royal Acres Condominiums Site Plan #1422. Whether a revised site plan is required for placement of underground storage tanks for storage of liquid propane, 2118 Mendon-Waterbury Road (SPR #1422.1).
- D. Request for Release of the \$31,200.00 Maintenance Bond covering Hawk's Nest Drive within the Bradley's Mountain Estate Subdivision (S #1393).

9 Adjournment