

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 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. Lavalley
Assistant Town Planner
Frank J. Vinci
Zoning Enforcement Officer

**Southington Planning and Zoning Commission
PUBLIC HEARING
TUESDAY, NOVEMBER 21, 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:
 - 11/22/06 A. **Continued Public Hearing from November 1, 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).
 - 11/22/06 B. **Continued Public Hearing from November 1, 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).
 - C. **Continued Public Hearing from November 1, 2006** - 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).



SOUTHINGTON TOWN HALL COUNCIL CHAMBERS
75 MAIN STREET, SOUTHINGTON, CT 06488

Southington Planning and Zoning Commission
75 Main Street
Southington, CT 06488
Phone: (860) 261-1234
Fax: (860) 261-1234

November 24, 2008
Tuesday, November 24, 2008 - 7:00 P.M.
Southington Town Hall Council Chambers, 75 Main Street
Southington, CT 06488

SOUTHINGTON TOWN HALL COUNCIL CHAMBERS, 75 MAIN STREET
TUESDAY, NOVEMBER 24, 2008 - 7:00 P.M.
PUBLIC HEARING
Southington Planning and Zoning Commission

AGENDA

- 1. Items for the Public Hearing this Evening
- 2. Declaration of Meeting
- 3. Roll Call
- 4. Pledge of Allegiance
- 5. Call to Order
- 6. Continued Public Hearing from November 17, 2008 for Resolution A-2008-01 regarding development and proposed to re-subdivide property for purposes of creating 8 lots (Rich Daniels Estate), property located at 500 & 870 Millbury Street (S2600)
- 7. Continued Public Hearing from November 17, 2008 Petition of Beverly V. Boardman Agent for Plaintiff A. Boardman P.L.L.C. to change the zoning District boundaries from R-1 (residential) to Business (B-1) for a portion of property located easterly of West Street and westerly of East Elm Street #31 and zoning on Ordinance #2008-01 (S2600)
- 8. Continued Public Hearing from November 17, 2008 - Petition of Beverly V. Boardman to modify Sections 12-014 F and 12-014 J of the Zoning Regulations pertaining to financial requirements for business offices, financial institutions and medical or dental offices (S2600)

5. Items for the Public Hearing Cont.

- D. **Continued Public Hearing from November 1, 2006** - 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).
- E. Petition of 1103 Queen Street, LLC proposing to Amend the Zoning Regulations Text Section 13-11 pertaining to Nonconforming Signs (Z.A. #533).

6. Adjournment.

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Frank J. Vinci
Zoning Enforcement Officer

****Revised on 11/21/06****

Southington Planning and Zoning Commission
REGULAR MEETING
TUESDAY, NOVEMBER 21, 2006 - Following the Public Hearings
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 November 1, 2006.
5. Unfinished Business:
 - 11/22/06 A. **Continued Public Hearing from November 1, 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).
 - 11/22/06 B. **Continued Public Hearing from November 1, 2006** for 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).
 - C. **Continued the Public Hearing from November 1, 2006** for 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. Unfinished Business Items Cont.

- D. 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).
- E. Petition of 1103 Queen Street, LLC proposing to Amend the Zoning Regulations Text Section 13-11 pertaining to Nonconforming Signs (Z.A. #533).
- 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)
- G. 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).
- H. 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).
- I. Subdivision application of Sultana Developers proposing a 7 lot subdivision (White Oak Estates) on property located at 577 Meriden-Waterbury Turnpike (S# 1244).
- J. 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).
- K. 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).
- L. 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).

Unfinished Business Items Cont.

- D. Special Permit Use Application of the Town of Southington proposing to modify the previously approved SPU #378 to permit the operation of the Town leaf composting facility on Fridays from 12:00 p.m. to 4:00 p.m. during the month of November and December. Property known as Assessor's Map # 52, Parcel # 82, located at Old Turnpike Road within an F-1 zone (SPU #378.1).
- E. Section 13-11 pertaining to Nonconforming Signs (Z.A. #523).
- F. Site Plan Application of Renaissance Commerce, LLC proposing to construct a 100,000 sq. ft. (2A) low-rise condominium units in conjunction with the previously approved Special Permit Use #364.1, property located at 1 Columbus Avenue & Liberty Street (SPR #1441).
- G. The plan application of JTB Holdings, LLC seeking to rebuild 20' x 60' building which was destroyed by fire and to construct a 32' x 40' three-day garage addition, property located at 228 Menden-Waterbury Road (SPR #1442).
- H. 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 Finders Street, property located at 90 Applegate (formerly 236 Queen Street) (SPR #1350).
- I. Subdivision application of Sunrise Developers proposing a 7 lot subdivision (Vintio Oak Estates) on property located at 27 Menden-Waterbury Turnpike (SP #1244).
- J. Site Plan Application of the Town of Southington proposing to modify the previously approved site plan SPR #1111 to allow the operation of the existing leaf composting facility on Fridays from 12:00 p.m. to 4:00 p.m. during the month of November and December. Property located at 617 Old Turnpike Road (SPR #1411).
- K. Site Plan Application of John & Kern Keegan proposing to construct an 18,400 sq. ft. warehouse with flex space, property located at 103 West Street (SPR #1440).
- L. Site Plan Application of Gorman Aerial proposing to construct a 4,350 sq. ft. addition to an existing industrial building located in the F-1 zone, property located at 100 Union Street (SPR #1443).

6. **New Business Items**

- A. **Site Plan Application of Hope Ministries, Inc. proposing to establish a church facility from within an existing building (former Southington Board of Education alternative Education building), property located at 92 North Summitt Street (SPR #1445).**
- B. **Site Plan Application of Napoli Holdings, LLC proposing to construct a food warehouse and distribution facility with driveway access, property known as Assessor's Map #20, Parcel 23 located off Knotter Drive (SPR #1447).**
- C. **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).**
- D. **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 92 North Summit Street (SPU #433). *****Already Scheduled for the 12/5/06 Public Hearing ***.****

7. **Items to Schedule for the Public Hearing: December 5, 2006 or January 2, 2007:**

- A. **Earth Excavation, Filling and Grading Application of Napoli Holdings, LLC proposing the removal of approximately 3,300 cubic yards of earth material within Southington, with a net of 32,000 yards to be removed from the site, to provide driveway access to a food warehouse and distribution facility, property located off Knotter Drive known as Assessor's Map #20, Parcel #23 (E.E. #118).**
- 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).**
- C. **Earth Excavation, Filling and Grading Application of Lake Compounce Limited Partnership proposing earth removal and grading activities in conjunction with a proposed water park facility at the existing Lake Compounce amusement park, property located off Mount Vernon Road (E.E. #119).**

broberly located on Manur Avtonou Road (P.R. #116)

located near bank facility on the existing Lake Carbonace silupement park
for receiving proposed earth removal and dredging activities in conjunction with
Lake Expansion Project and providing Ybbhication of Lake Carbonace Project

proberly located on Iya and Jet Aweel Street (P.R. #117)
located on Iya and Jet Aweel Street (P.R. #117) proposed to provide
arrangements for receiving development (Aweel Street Condominium) which on R-1S zone
Site on Jet Aweel Street Ybbhication of Lake Carbonace Project

on Westwood a Web #50 Parcel #23 (E.E. #118)

to a lot of 2000 sq. ft. and distribution facility for storage located on Westwood
with a lot of 25,000 sq. ft. to be removed from the site to provide driveway access
the removal of approximately 2000 cubic yards of earth material within 3000 sq. ft.
length expansion of filling and clearing and location of Ybbhication of Lake Carbonace Project

located on Jet Aweel for the Project (P.R. #119) Parcel # 2006 or Parcel # 2007

Parcel # 119

AS North Grunum Street (P.R. #120) is already approved for the 13,000 sq. ft.
development (P.R. #120) of Education building to be located on North Grunum Street
located to existing a certain facility from within an existing project (former) the
D. Special Permit (see Ybbhication of Rev. Ybbhication for Hobo Minipines Inc.

Parcel # 121

and 2 lots located on Jet Aweel (P.R. #121) located on Jet Aweel
located development Aweel Street Condominium) would be located on existing parcel
of Site #121 Ybbhication of Lake Carbonace Project

Parcel # 122

located on Jet Aweel (P.R. #122) located on Jet Aweel
and Jet Aweel Street (P.R. #122) located on Jet Aweel Street
and Jet Aweel Street (P.R. #122) located on Jet Aweel Street

located on Jet Aweel (P.R. #123) located on Jet Aweel Street (P.R. #123)

located on Jet Aweel (P.R. #124) located on Jet Aweel Street (P.R. #124)
located on Jet Aweel (P.R. #125) located on Jet Aweel Street (P.R. #125)

located on Jet Aweel (P.R. #126) located on Jet Aweel Street (P.R. #126)

8. Miscellaneous

- A. Request for Approval in Accordance with Section 8-24 of the State Statutes for the proposed abandonment of property adjacent to #140 Pheasant Run (Referral #413).
- B. 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.
- C. Request of Attorney Anthony A. Denorfia for a 90-Day extension for filing the mylar for the previously approved Hillcrest Orchards Subdivision, property located off Meriden-Waterbury (S #1240).
- D. Request for a Reduction of the Subdivision Bond for the Vintage Estates Subdivision from \$493,000.00 to a new amount of \$181,000.00 to cover work items remaining, property located off Silver Oak Circle & Weiss Way (S #1233).
- E. Request for Release of the \$1,100.00 Erosion & Sedimentation Bond held for the Frank Grosky Subdivision, property located at 83 Old State Road (S #1229).
- F. Request for Release of the \$6,800.00 Erosion & Sedimentation Bond held for the Cornfield Estates Subdivision, property located at Lombardo Court (S #1217).
- G. Request for Release of the \$1,000.00 Erosion & Sedimentation Bond held for the Starbucks Coffee Site Plan, property located at 613 Queen Street (SPR #1405).
- H. Request for Release of the \$1,000.00 Erosion & Sedimentation Bond held for F & F Screw Machine Site Plan, property located at 888 West Queen Street (SPR #910.6).
- **** I. Request for Reduction of the \$18,000.00 Erosion & Sedimentation Bond to a new amount of \$12,000.00 held for Vintage Estates Subdivision to cover remaining work, property located at Weiss Way and Silver Oak Circle (S #1233).
- **** J. Adjourn into Executive Session regarding personnel matters.

9. Adjournment