

PLANNING AND ZONING DEPARTMENT

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



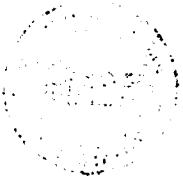
Zaya G. Oshana, Chairman
John E. DeMello, Vice-Chairman
Patrick D. Saucier, Secretary
John E. Carmody
Michael DelSanto
Fran Kenefick
James Sinclair
Robert Borkowski, Alternate
Lisa Conroy, Alternate
Richard Hart, Alternate
Brian Zaccagnino, Alternate

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

**Southington Planning and Zoning Commission
PUBLIC HEARING
TUESDAY, DECEMBER 5, 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:
 - 1/2/07 A. Special Permit Use of Reverend Andrew Kauffman for HOPE Ministries, Inc. proposing to establish a church facility within an existing building (former Southington Alternative Education site), property located at 92 North Summit Street (SPU #433).
 - 1/2/07 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).
6. Adjournment.



City of Southington
Public Hearing

Southington Planning and Zoning Commission
Public Hearing
Tuesday, December 5, 2006 - 7:00 P.M.
Southington Town Hall Council Chambers, 78 Main Street

City of Southington
Planning and Zoning Commission
78 Main Street
Southington, TN 37080

Southington Planning and Zoning Commission
PUBLIC HEARING
TUESDAY, DECEMBER 5, 2006 - 7:00 P.M.
SOUTHINGTON TOWN HALL COUNCIL CHAMBERS, 78 MAIN STREET

AGENDA

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Roll Call
- 4. Determination of Quorum
- 5. Plans for the Public Hearing this Evening
- 6. Special Permit Use of Reverend Andrew Kaufman for HOPE Ministries, Inc. proposing to establish a church facility within an existing building (former Southington Elementary Education site) property located at 82 North Summit Street (SPU #433)
- 7. Special Permit Use Application of LePage Homes proposing to establish a 19-unit multifamily housing development (West Street Condominiums) within an R-1 zone incorporating two (2) existing residential homes and two (2) proposed buildings, property located at 170 and 181 West Street (SPU #434)

7:00

Adjournment

PLANNING AND ZONING DEPARTMENT

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Frank J. Vinci
Zoning Enforcement Officer

****REVISED ON 12/4/06****

Southington Planning and Zoning Commission
REGULAR MEETING
TUESDAY, DECEMBER 5, 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 November 21, 2006.
5. Unfinished Business:
 - 1/2/07 A. 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).
 - 12/5/06 B. 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) .
 - 1/2/07 C. Petition of 1103 Queen Street, LLC proposing to Amend the Zoning Regulations Text Section 13-11 pertaining to Nonconforming Signs (Z.A. #533).
 - 1/2/07 D. Special Permit Use of Reverend Andrew Kauffman for HOPE Ministries, Inc. proposing to establish a church facility within an existing building (former Southington Alternative Education site), property located at 92 North Summit Street (SPU #433).
 - 1/2/07 E. 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).

5. Unfinished Business Items Cont.

- 1/17/07 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)
- 12/6/06 G. Subdivision application of Sultana Developers proposing a 7 lot subdivision (White Oak Estates) on property located at 577 Meriden-Waterbury Turnpike (S# 1244).
- 12/20/06 H. 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).
- 1/3/07 I. 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, 134 Union Street (SPR #1446).
- 12/20/06 J. 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).
- 1/3/07 K. 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).
- 1/17/07 L. 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).
- 3/7/07 M. 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).
*****Already Scheduled for January 2, 2007 Public Hearing *****
- 3/7/07 N. 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).
*****Already Scheduled for January 2, 2007 Public Hearing *****

Unfinished Business Item Cont.

- 10.06 F. Site Plan Application of Renaissance Commercial LLC proposing to construct twenty-two townhouse condominium units in conjunction with the previously approved Special Permit Use #384-1 property located at Columbus Avenue & Liberty Street (SPR #1441)
- 10.07 G. Subdivision application of 3.7-acre Developers proposing a 7 lot subdivision (White Oak Estates) on property located at 577 Menden-Walshway Turnpike (SW 134)
- 10.08 H. Site Plan Application of John & Kelly Keegan proposing to construct an 18,400 sq ft warehouse with tax space, property located at 1188 West Street (SPR #1444)
- 10.09 I. Site Plan Application of Gilman Albert proposing to construct a 4,350 sq ft addition to an existing industrial building located in the H-1 zone, 134 Union Street (SPR #1445)
- 10.10 J. Site Plan Application of Hope Winmar, Inc. proposing to establish a country club facility near within an existing building (former Southington Estate Education alternative Education building), property located at 82 North Summit Street (SPR #1446)
- 10.11 K. 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 93 located off Knotter Drive (SPR #1447)
- 10.12 L. Site Plan Application of LePage Homes proposing to construct a 19-unit multi-family housing development (West Street Condominiums) incorporating 3 existing homes and 2 proposed buildings totaling 22,836 sq ft, property located at 179 & 181 West Street (SPR #1448)
- 10.13 M. 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 #93 (E.E. #118)
*Already scheduled for January 2, 2009 Public Hearing**
- 10.14 N. Earth Excavation, Filling and Grading Application of Lake Compound Limited Partnership proposing earth removal and grading activities in conjunction with a proposed water park facility at the existing Lake Compound amusement park, property located at 75 Mount Vernon Road (E.E. #119)
*Already scheduled for January 2, 2009 Public Hearing**

6. New Business Items

- A. 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).
- B. Site Plan Application of Daniel J. Michaud proposing to construct detached garages totaling 11,000 sq.ft. for The Meadows Condominium complex, property located off Darling Street known as Assessor's Map #134, parcel #4 (SPR #1450).
- C. 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).

7. New Items to Schedule for the Public Hearing: January 2, 2007:

None.

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 a Reduction of the Erosion & Sedimentation Bond for Mountaineer Estates Subdivision from \$1,485.00 to a new amount of \$720.00 to cover remaining work, property located off Hamlin Brook Pass (S #1186).
- C. Adoption of the 2007 Planning & Zoning Commission Meeting Schedule.
- **** D. Request of Mountain View Farms, LLC for a First 90-Day Extension in order to file the mylar for the Mountain View Farms Subdivision, 836 Meriden Avenue (S #1241).
- **** E. Request of Attorney A. Denorfia for an extension of one year for the Monarch Estates Subdivision subject to the posting of a new bond reflecting the reduced amount of \$153,400.00 to cover remaining work, Monarch Drive (S #1180).
- **** F. Request of Attorney Theodore Poulos to waive the installation of the stockade fence for the Applegate Site Plan and to substitute the installation of pine trees along the northerly boundary of the Applegate complex (SPR #1350.2).

9. Adjournment.