

PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 - SOUTHINGTON, 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
Noreen Laurinaitis
Robert Borkowski, Alternate
Richard Hart, Alternate
James Sinclair, 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, FEBRUARY 21, 2006 - 7:00 P.M.
SOUTHINGTON 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 Hearings this Evening:
 - 4/19/06 A. **Continued from the February 7, 2006 Public Hearing** - Subdivision Application of Don A. Florian proposing a resubdivision of property for purposes of creating 2 lots (Riverside Section II), property located at 143 & 145 Curtiss Street (S #1127.2).
 - 4/19/06 B. **Continued from the February 7, 2006 Public Hearing** - Special Permit Use Application of Sam's Food Stores proposing to construct multiple buildings on one site within a Business zone for purposes of establishing two office buildings with related infrastructure, property located to the rear of 438 Queen Street (SPU #415).
 - 4/19/06 C. Petition of Roy Florian to Change the Zoning District Boundaries from Industrial (I-1) to Business (B) for approximately 25+ acres located to the east of West Street and westerly of I-84 at the exit ramp, 1137 & 1145 West Street (Z.C. #527).
 - 4/19/06 D. Special Permit Use Application of Anthony Bagliore proposing to establish a nonprofit dog rescue kennel facility within an existing garage structure, property located at 1191 Meriden Avenue (SPU #416).
6. Adjournment.

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Southington Planning and Zoning Commission
REGULAR MEETING
TUESDAY, FEBRUARY 21, 2006 - Following the Public Hearing
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) Plan of Development Workshop Meeting of January 26, 2006;
b) Regular Meeting of February 7, 2006.
5. Unfinished Business:
 - 4/19/06 A. Subdivision Application of Don A. Florian proposing a resubdivision of property for purposes of creating 2 lots (Riverside II), property located at 143 & 145 Curtiss Street (S #1127.2).
 - 4/19/06 B. Special Permit Use Application of Sam's Food Stores proposing to construct multiple buildings on one site within a Business zone for purposes of establishing two office buildings with related infrastructure, rear of 438 Queen Street (SPU #415)
 - 4/19/06 C. Petition of Roy Florian to Change the Zoning District Boundaries from Industrial (I-1) to Business (B) for approximately 25+ acres located to the east of West Street and westerly of I-84 at the exit ramp, 1137 & 1145 West Street (Z.C. #527).
 - 4/19/06 D. Special Permit Use Application of Anthony Bagliore proposing to establish a nonprofit dog rescue kennel facility within an existing garage structure, property located at 1191 Meriden Avenue (SPU #416).

5. Unfinished Business Items Cont.

- 3/22/06 E. Subdivision Application of Waller Construction Company proposing to subdivide property for purposes of creating 31 lots in an R-20/25 and R-80 Zone (Laurelwood Estates), property located off Winding Ridge and Mount Vernon Road (S #1221.2).
- 3/8/06 F. Site Plan Application of Sam's Food Stores proposing to construct two office buildings totaling 32,368 sq.ft. and related infrastructure with associated filling of the floodplain area within a Business zone, property located to the rear of 438 Queen Street (SPR #1425 & F.F. #192).
- 4/6/06 G. Site Plan Application of Leone Realty & Development proposing to construct a 12,000 sq.ft. mechanical services building, accessory building and parking area, property located at 360 Captain Lewis Drive (SPR #1426).
- 4/6/06 H. Subdivision Application of Westridge Development Corporation proposing to resubdivide property for purposes of creating 2 lots (Westridge Development), property located at 267 Flanders Street (S #559.2).
*****Already Scheduled for March 7, 2006 Public Hearing*****
- 4/6/06 I. Special Permit Use Application of Leone Realty & Development, LLC proposing to construct two (2) buildings on one parcel within an I-1 Zone, property located at 360 Captain Lewis Drive (SPU #418).
*****Already Scheduled for March 7, 2006 Public Hearing*****
- J. Special Permit Use of Doug & Marsha Mitchell proposing to establish a private stable to permit up to 8 aging horse requiring special care for nonprofit purposes to be housed in the existing barn facility, property located at 214 Pratt Street (SPU #417).
*****Already Scheduled for March 7, 2006 Public Hearing*****

6. New Items to Schedule for Public Hearing either: March 21, 2006 or April 4, 2006:

- A. Subdivision Application of Jeffrey & Allison Wight proposing to resubdivide property for purposes of creating 11 lots (Fox Hollow, Section II), property located at 157- 167 Rahlene Drive (S #986.3).
- B. Special Permit Use Application of Paradise Developers, LLC proposing to construct a parent/grandparent apartment addition to an existing single-family dwelling, property located at 260 Pacer Lane (SPU #419).

6. Items to Schedule for Public Hearing Continued:

- C. Special Permit Use Application of Richard M. O'Neil for the construction and operation of a riding academy facility, property located at 776 Mount Vernon Road (SPU #420).

7. Miscellaneous

- A. Request for Approval in Accordance with Section 8-24 of the State Statutes from Mr. James LaRosa for a driveway easement over a small portion of Town open space within the Cider Mills Subdivision located off Pleasant Street (Referral #401).
- B. Request for Approval in Accordance with Section 8-24 of the State Statutes for a bond ordinance to allow the installation of school access sidewalks on Pleasant Street and Woodruff Street (Referral #402).
- C. Request of Attorney Leeanne Kennedy for discussion of release of the \$30,000.00 Erosion & Sedimentation Bond for the Orchard Estates Subdivision, property located at 1221-1387 Flanders Road (S #1216).
- D. Request for Release of the \$2,000.00 Erosion & Sedimentation Bond for the Farmington Savings Bank Site Plan, 17 Center Place (SPR #1379).
- E. Discussion regarding sidewalks as it pertains to reconstruction of Mount Vernon Road.
- F. Request for Reduction of the Performance Bond for the Old Cedar Estates Subdivision from \$107,000.00 to a new amount of \$60,000.00 to cover remaining site work, Cedar Post Drive (S #1222).
- G. Plan of Conservation & Development.

8. Adjournment.