

**TOWN OF SOUTHTON  
PLANNING AND ZONING COMMISSION**

April 3, 2007  
7:00 P.M.

Town Hall Council Chambers  
75 Main Street

**AGENDA**

\*\*\*Revised on 3/30/07\*\*\*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DETERMINATION OF QUORUM**
4. **APPROVAL OF MINUTES**
  - a) Regular Meeting of March 20, 2007
5. **PUBLIC HEARING:**
  - A. **Carpenter Construction - Zoning Regulation Amendments - *Continued***  
-Sections 7A-00 and 11-14 Rear Lots (Z.A. #534).
  - B. **Amy Ingala -946 Meriden Avenue (SPU #439).**  
-parent/grandparent apartment addition: Section 8-03.4 of the Zoning Regulations
  - C. **Subdivision Regulations Amendment-(SA 17)**  
-Section 3-06 – Private Water and Septic Systems
6. **BUSINESS MEETING:**
  - A. **Carpenter Construction - Zoning Regulation Amendments - *Continued***  
-Sections 7A-00 and 11-14 Rear Lots (Z.A. #534)
  - B. **Amy Ingala -946 Meriden Avenue (SPU #439).**  
-parent/grandparent apartment addition: Section 8-03.4 of the Zoning Regulations
  - C. **Subdivision Regulations Amendment-(SA 17)**  
-Section 3-06 – Private Water and Septic Systems
  - D. **Queen Street Car Wash, LLC – 973 Queen Street (SPU#438)**  
-proposed car wash facility within a Business zone
  - E. **Renaissance Commons, LLC - 1 Columbus Avenue & Liberty Street (SPR #1441.1)**  
- proposing to construct twenty-three (23) townhouse condominium units in conjunction with the previously approved Special Permit Use #384.1

- F. James Larkin - 247-249 Meriden-Waterbury Road (SPR #1455)**
  - proposed modification of existing duplex into 2,643 sq.ft. mixed use: residential/business
- G. Magnoli Enterprises, Inc – Burritt Street (S #1246)**
  - proposed subdivision of two parcels with one residence into a 5 lot subdivision (creating 4 new lots) April Estates
- H. Vincent Nanfito & Stacey Raya – 200 Queen Street (SPR #1460)**
  - proposed 2,824 sq.ft. building addition
- L. Northstar Centers, LLC - Executive Boulevard SPR #1461)**
  - proposing to construct a 285,423 sq.ft. multi-use shopping center
- J. Kenneth Harwood – 154 Pine Street – (SPR #1452.1) *Request for Extension***
  - site plan modification
- \*\*\* K. Wyndcrest Subdivision – 120 Clark Street (SPR #1242) *Request for Second Filing Extension.***
- L. Tomczak Estates Subdivision - off Autran Avenue (S #1168.1)**
  - request for release of the \$7,800.00 Erosion and Sedimentation Bond
- M. Apple Valley Worship Center – 594 West Center Street (SPR #1222)**
  - request for release of the \$4,700.00 Erosion and Sedimentation Bond

**7. ADMINISTRATIVE REPORTS**

- Proposed Zoning Regulation Amendment Section 5: Industrial Zone and Section 7A-00: Building and Lot Requirements (Z.A. #536)
- Proposed Subdivision Regulation Amendment: Section 3-17 & 3-18 (SA #18)

**8. ITEMS TO SCHEDULE FOR PUBLIC HEARING**

- Proposed Zoning Regulation Amendment Section 5: Industrial Zone and Section 7A-00: Building and Lot Requirements (Z.A. #536)
- Proposed Subdivision Regulation Amendment: Section 3-17 & 3-18 (SA #18)
- Hope Ministries Church – 92 North Summit Street (SPU #433.1)

**9. RECEIPT OF NEW APPLICATIONS**

**10. ADJOURNMENT**