

# 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 DelSanto  
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  
REGULAR MEETING  
TUESDAY, MAY 16, 2006 - 7:00 P.M.  
SOUTHINGTON 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 May 2, 2006.
5. Unfinished Business:
  - 6/7/06 A. Petition of Denorfia, Gallagher & Kennedy, LLC proposing to amend Sect. 2-01 A.A.1 and Sect. 2-01 A.A.2 text to expand the number of spaces allowed in private garages in the in the R-80 Residential zones (Z.A. #529).
  - 7/5/06 B. Special Permit Application of Hillcrest Orchards, LLC c/o Attorney Anthony A. Denorfia proposing to establish a 29-lot Open Space Preservation Subdivision within an R-40 Zone for property located at 508 and 544 Meriden-Waterbury Turnpike (SPU #424).  
**\*\*\*Public Hearing to be Continued on June 6, 2006\*\*\***
  - C. Petition of the Southington Planning and Zoning Commission to amend the Zoning Regulations text to establish a New Section entitled Section 11.19 - Redevelopment Overlay District regulations (Z.A. #525).
  - 5/16/06 D. Site Plan Application of Travel Centers of America proposing slope stabilization for the previously approved travel center facility, property located at 1875 Meriden-Waterbury Road (SPR #1326.2).

5. Unfinished Business Items Cont.

- 7/5/06 E. Site Plan Application of Vincent Nanfito & Stacey Raya proposing the construction of a 2,824 sq.ft. addition to an existing building with related parking improvements, property located at 200 Queen Street (SPR #1427).
- 5/17/06 F. Subdivision Application of Et Al Properties, LLC proposing to subdivide property for purposes of creating 8 single-family lots (Five Acre Estates), property located at 145 Spring Lake Road (S #1239).
- 5/17/06 G. Site Plan Application of APD Engineering on behalf of Wal-Mart Stores, Inc. proposing to construct a 6,283± sq.ft. glazed canopy structure over the existing fenced garden center area at the existing Wal-Mart retail store facility, property located at 235 Queen Street (SPR #1210.3).
- 5/17/06 H. Site Plan Application of Lake Compounce, L.P. proposing to construct a spinning coaster ride and a food service area totaling 8,000 sq.ft., property located at 822 Lake Avenue (SPR #1429).
- 6/21/06 I. Site Plan Application of Myjak & Lamb proposing the construction of a 24,392 sq.ft. industrial building with parking areas within an I-2 zone, property located at 82 Old Canal Street (SPR #1430).
- 6/7/06 J. Site Plan Application of WD Partners, Inc. for Travel Centers of America proposing an expansion of the convenience store/restaurant at the existing travel facility with modification to parking layout and a proposed gas canopy totaling 19,492 square feet, property located at 1875 Meriden-Waterbury Turnpike (SPR #1326.3).
- 6/21/06 K. Subdivision Application of Hillcrest Orchards, LLC c/o Attorney Anthony A. Denorfia proposing to subdivide property for purposes of establishing a 29 lot Open Space Preservation Subdivision (Hillcrest Orchards) within an R-40 Zone in conjunction with Special Permit Use #424, property located at 508 and 544 Meriden-Waterbury Turnpike (S #1240).
- 7/5/06 L. Site Plan Application of 31 Liberty Realty, LLC proposing to construct a 21,450 sq. ft. office building, property located at 31, 41 & 63 Liberty Street (SPR #1414.1).
- 7/5/06 M. Site Plan Application of Faith Living Church proposing to convert an existing building into 1,850 sq.ft. of office space within a CB zone, property located at 12 Grove Street (SPR #1431).

- 7/5/06 N. Subdivision Application of NBA, LLC proposing to subdivide property for purposes of creating nine single-family lots (Sandy Ridge Estates), property located off the easterly side of Churchill Street known as Assessor's Map #165, Parcel 020 (S #1235.2).
- 7/5/06 O. Site Plan Application of C.V. Tool c/o Carmine & Assunta Votino proposing to construct a 12,648 sq.ft. addition to an existing manufacturing facility, property located at 44 Robert Porter Road (SPR #791.5).

6. New Business Items

- A. Subdivision Application of Mountain View Farms, LLC proposing to subdivide property for purposes of creating 16 lots (Mountain View Farms), property located at 836 & 850 Meriden Avenue (S #1241).
- B. Site plan application of Apple Valley Worship Center proposing to revise a previously approved site plan, property located at 594 West Center Street (SPR #1222.1).
- C. Site plan application of John Gissas proposing a 2nd curb cut and a drive through for property located at 384 Main Street (SPR #1432).
- D. Site plan application of Edward J. Dellabitta and DB Five, LLC proposing to construct a 45 unit condominium complex (Winding River Estates), property located at 54 Tridell Drive (SPR #1433).

7. New Items to Schedule for Public Hearing for: June 6, 2006 or June 20, 2006:

None.

8. Miscellaneous

- A. Request for Approval in Accordance with Section 8-24 of the Connecticut State Statutes for approval of a \$15,825,000 bond ordinance for renovation, improvements and additions to Plantsville Elementary School located at 70 Church Street as described in a resolution (Referral #406).
- B. Request for Approval in Accordance with Section 8-24 of the Connecticut State Statutes for approval of a \$16,860,000 bond ordinance for demolition of the existing South End Elementary School and construction of a new school at the existing site located on Maxwell Noble Drive as described in a resolution (Referral #407).

- C. Request for Release of the \$2,900 Erosion and Sedimentation Bond being held for Trendco Development, 24 Pratt Street, SPR #1049.1.
- D. Request for Release of the \$4,800 Erosion and Sedimentation Bond being held for Royal Crest Estates subdivision, Friar Lane S#1196.
- E. Plan of Conservation & Development

9. Adjournment