

PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 - SOUTHLINGTON, 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. Lavalley
Assistant Town Planner
Frank J. Vinci
Zoning Enforcement Officer

**Southington Planning and Zoning Commission
PUBLIC HEARING
TUESDAY, MAY 2, 2006 - 7:00 P.M.
SOUTHLINGTON 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:
 - 7/5/06 A. Special Permit Use Application of Saucier Builders, Inc. proposing to construct a parent/grandparent apartment to an existing single-family dwelling, property located at 160 Shweky Lane (SPU #423).
 - 7/5/06 B. 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 C. Subdivision Application of John's Custom Carpentry, Inc. proposing to resubdivide property for purposes of elimination of sidewalk requirements in conjunction with the previously approved Pine Hollow Estates Subdivision, property located off West Pines Drive known as Assessor's Map #154, Parcel 2 (S #1236.2).
 - 7/5/06 D. 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).

5. Items for the Public Hearing Continued:

- E. Petition of the Southington Planning and Zoning Commission to amend the Zoning Regulations text of Section 3-05.2 to permit expansion of Special Permit Uses in a Residential Office (RO) Zone (Z.A. #526).
- F. Petition of the Southington Planning and Zoning Commission to amend the Zoning Regulations text for upgrading of the standards and considerations during review of a Special Permit Use, Section 8-2 - General Considerations for a Special Permit Use (Z.A. #527).
- G. Petition of the Southington Planning and Zoning Commission to amend Section 2-04.D Pertaining to Definitions of Two-Family Dwelling (Z.A. #528).
- H. Petition of the Southington Planning and Zoning Commission to amend the Subdivision Regulations text to permit modifications of the bonding process for subdivisions pending final approval, Section 4-08 - Consideration of Final Subdivision Plan (S.A. #16).

6. Adjournment.

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Southington Planning and Zoning Commission
REGULAR MEETING
TUESDAY, MAY 2, 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 April 18, 2006.
5. Unfinished Business:
 - 6/7/06 A. Special Permit Use Application of Saucier Builders, Inc. proposing to construct a parent/grandparent apartment to an existing single-family dwelling, property located at 160 Shweky Lane (SPU #423).
 - 6/7/06 B. 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 C. Subdivision Application of John's Custom Carpentry, Inc. proposing to resubdivide property for purposes of elimination of sidewalk requirements in conjunction with the previously approved Pine Hollow Estates Subdivision, property located off West Pines Drive known as Assessor's Map #154, Parcel 2 (S #1236.2).
 - 7/5/06 D. 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).

5. Unfinished Business Items Cont.

- E. 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).
- F. Petition of the Southington Planning and Zoning Commission to amend the Zoning Regulations text of Section 3-05.2 to permit expansion of Special Permit Uses in a Residential Office (RO) Zone (Z.A. #526).
- G. Petition of the Southington Planning and Zoning Commission to amend the Zoning Regulations text for upgrading of the standards and considerations during review of a Special Permit Use, Section 8-2 - General Considerations for a Special Permit Use (Z.A. #527).
- H. Petition of the Southington Planning and Zoning Commission to amend Section 2-04.D pertaining to Definitions of Two-Family Dwelling (Z.A. #528).
- I. Petition of the Southington Planning and Zoning Commission to amend the Subdivision Regulations text to permit modifications of the bonding process for subdivisions pending final approval, Section 4-08 - Consideration of Final Subdivision Plan (S.A. #16).
- 6/7/06 J. 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).
- 5/3/06 K. 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).
- 5/3/06 L. 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).
- 5/3/06 M. Subdivision Application of Angelo Calandra proposing to resubdivide property for purposes of creating 3 lots (Record Subdivision of Ryan Kelly), property located at 50 Matthews Street (S #1238).

- 5/17/06 N. 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 O. 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 P. 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 Q. 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 R. 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 S. 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).

6. New Business

- 7/5/06 A. 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 B. 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).

145 Spring Lake Road (#1232)
Subdivision Application of Five Acres Estates, LLC proposing to subdivide property for
purpose of existing 8 single-family lots (Five Acres Estates), property located at

1700 S. 28th Street (SPR #1710)
Site Plan Application of APD Engineering on behalf of Wal-Mart Stores, Inc.
proposing to construct a 2,283 sq. ft. glazed canopy structure over the existing
loading dock area at the existing Wal-Mart retail store facility, property
located at 2800 Owen Street (SPR #1710)

822 Lake Avenue (SPR #1422)
Site Plan Application of Lake Commerce, L.P. proposing to construct a spinning
cylinder and a food service hood area totaling 8,000 sq. ft., property located at

822 Central Street (SPR #1430)
Site Plan Application of Myjak & Land proposing the construction of a 24,322 sq. ft.
industrial building with parking areas within an I-2 zone, property located at

1975 Meriden-Waterbury Turnpike (SPR #1326)
Site Plan Application of WD Fanner, 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 1975 Meriden-Waterbury Turnpike (SPR #1326)

244 Meriden-Waterbury Turnpike (SPR #1340)
Subdivision Application of Hillcrest Orchard, LLC d/b/a Attorney Anthony A. Dennis
proposing to subdivide property for purposes of establishing a 29 lot Open Space
Preservation Subdivision (Hillcrest Orchard) within an R-40 Zone in conjunction with
Special Farm Use ZUA, property located at 208 and 244 Meriden-Waterbury
Turnpike (SPR #1340)

New Business

31 Liberty Street (SPR #1411)
Site Plan Application of 31 Liberty Realty, LLC proposing to construct a 21,480 sq. ft.
office building, property located at 31, 41 & 63 Liberty Street (SPR #1411)

12 Grove Street (SPR #1431)
Site Plan Application of Fifth Living Church proposing to convert an existing building
into a 1,850 sq. ft. of office space within a CB zone, property located at 12 Grove
Street (SPR #1431)

6. **New Business Items Cont.**

- 7/5/06 C. 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 D. 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).

7. **New Items to Schedule for Public Hearing for: May 16, 2006:**

None.

8. **Miscellaneous**

- A. Request for Acceptance of Emma's Way (350') and DeSorbo Drive Extension (750') within the Wyndwood Estates Subdivision pending receipt of the road asbuilt in mylar form and CL&P billing for street lights pursuant to the Assistant Town Engineer's memo dated 4/13/06 (S #1164.1).
- B. Request for Release of the \$26,000.00 Maintenance Bond being held for the Turnberry Estates Subdivision, property located off Turnberry Court (S #1197).
- C. Request for Release of the \$3,600.00 Public Improvement Bond being held for the Reservoir Ridge Subdivision, property located off Reservoir Ridge Drive (S #1104).
- D. Request for Release of the \$10,000.00 Site Completion Bond being held for Glen Hollow Condominiums Site Plan, property located at 1048 South Main Street (SPR #1185).
- E. Plan of Conservation & Development

9. **Adjournment**