

# TOWN OF SOUTHLINGTON

## PLANNING AND ZONING COMMISSION

P.O. BOX 610 SOUTHLINGTON, CONNECTICUT 06489 (860) 276-6246

June 5, 2007  
7:00 p.m.

Derynoski Elementary School  
240 Main Street

### AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DETERMINATION OF QUORUM**
4. **APPROVAL OF MINUTES**
  - a) Meeting of May 15, 2007
5. **PUBLIC HEARING:**
  - A. **Hillcrest Orchards, LLC**– 508 & 544 Meriden-Waterbury Road.  
(ZC #529) – proposal to change zoning district boundaries from R-40 to HOD.
  - B. **Hillcrest Orchards, LLC** – 508 & 544 Meriden-Waterbury Road  
(SPR #1465) – proposal to construct a 212-unit multifamily development.
6. **BUSINESS MEETING:**
  - A. **Hillcrest Orchards, LLC** – 508 & 544 Meriden-Waterbury Road  
(ZA #538) – new Section 3-08 “Housing Opportunity District” (HOD)
  - B. **Hillcrest Orchards, LLC** – 508 & 544 Meriden-Waterbury Road  
(ZC #529) – proposal to change zoning district boundaries from R-40 to HOD.
  - C. **Hillcrest Orchards, LLC** – 508 & 544 Meriden-Waterbury Road  
(SPR #1465) – proposal to construct a 212-unit multifamily development.
  - D. **Mona Menard/Steve’s Restaurant** -- 1091 South Main Street (SPR #1468)  
Proposed outside dining area.
  - E. **Kenneth Harwood** – 154 Pine Street (SPR #1452.2), proposed two-story addition to an existing building.
  - F. **Barry DePaolo** – 98 Main Street (SPR #1424.3)  
Proposed sub-grade expansion for storage and dining area.

- G. **Wal-Mart** – 235 Queen Street (SPR #1210.4)  
Proposal for placement of 15 temporary storage containers
- H. **Abandonment/Realignment of High Street** – Mandatory referral #418  
Request of Meridian Development
- I. **Town of Southington** – 999 Meriden-Waterbury Turnpike (FF #206/  
SPR #1471), construction of denitrification facility
- J. **341 West Street Associates** – 341 West Street (SPU #409)  
Request for one-year extension of the special permit use approval

7. **ADMINISTRATIVE REPORTS**

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

- **Jeffrey Wight** – Rahlene Drive (Fox Hollow, Sec. II) (S #986.4)  
7-lot resubdivision (*June 19 or June 28*) 65-day expires July 4
- **David Hubeny** – 633 Mt. Vernon Road (S #1249)  
1-lot resubdivision (*June 19 or June 28*) 65-day expires July 4
- **Lovley Development, Inc.,** -- 733 Prospect Street (S #1248)  
7-lot subdivision (*June 19 or June 28*) 65-day period expires July 4
- **Subdivision Regulation Amendments (SA #19)** (*June 28*)
- **ZA #539 (Sections 3 and 11)** (*June 28*)
- **ZA #540 (Sections 4, 9, 11 and 18)** (*June 28*)
- **Central CT Contractors, LLC** –1300 South Main Street (SPU #442)  
(*June 28 or July 17*) 65-day period expires July 18
- **Mar-Joe Estates Resubdivision** – Bishop Avenue (S #1250)  
6-lot resubdivision (*June 28 or July 17*) 65-day expires July 18

9. **RECEIPT OF NEW APPLICATIONS**

10. **ADJOURNMENT.**