

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 DeSanto
Fran Kenefick
James Sinclair
Robert Borkowski, Alternate
Lisa Conroy, Alternate
Richard Hart, 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, AUGUST 15, 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 Hearing this Evening:
 - 10/4/06 A. **Continued Public Hearing from August 1, 2006** for Subdivision Application of Northstar Centers, LLC proposing to resubdivide property for purposes of creating 3 lots within a Business and I-1 zone, Executive Boulevard South & West Street (S #911.2).
 - 10/4/06 B. **Continued Public Hearing from August 1, 2006** for Special Permit Use Application of Denise Albanese proposing to establish a dance and entertainment studio facility from within an existing building, property located at 45 Railroad Avenue (SPU #429).
 - 9/20/06 C. Special Permit Use Application of Lois Bator & Cheryl Lavertu proposing to establish a parent/grandparent apartment from within a new single-family dwelling, property known as Lot #10 Silver Oak Circle within the Vintage Estates Subdivision (SPU #430).
6. Adjournment.



TOWN OF SOUTHINGTON PLANNING AND ZONING COMMISSION

City of Southington
1000 North
Main Street
Southington, IL 62450
Phone: 618-291-1234
Fax: 618-291-1234

Public Hearing
August 15, 2006
7:00 PM
Southington Town Hall
Council Chambers
78 Main Street
Southington, IL 62450

SOUTHINGTON TOWN HALL COUNCIL CHAMBERS, 78 MAIN STREET TUESDAY, AUGUST 15, 2006 - 7:00 PM PUBLIC HEARING Southington Planning and Zoning Commission

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Determination of Quorum
5. Items for the Public Hearing this Evening
 - A. Continued Public Hearing from August 1, 2006 for Subdivision Application of Northstar Centers, LLC proposing to redivide property for purposes of creating 8 lots within a Business and Professional Executive Boulevard South & West Street (SBU) (S).
 - B. Continued Public Hearing from August 1, 2006 for Special Permit Use Application of Denise Albers proposing to establish a dance and entertainment studio facility from within an existing building, property located at 45 Railroad Avenue (SPU #429)
 - C. Special Permit Use Application of Lois Baird & Cheryl Lavers proposing to establish a new single-family dwelling from within a new single-family dwelling known as Lot 10 Silver Oak Circle within the Vintage Estates Subdivision (SPU #430)
6. Adjournment

PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 - SOUTHINGTON, CONNECTICUT 06489 - (860) 276-6248



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Assistant Town Planner
Frank J. Vinci
Zoning Enforcement Officer

Southington Planning and Zoning Commission
REGULAR MEETING
TUESDAY, AUGUST 15, 2006 - Following the Public Hearing
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 August 1, 2006.
5. Unfinished Business:
 - 10/4/06 A. Subdivision Application of Northstar Centers, LLC proposing to resubdivide property for purposes of creating 3 lots within a Business and I-1 zone, property located off Executive Boulevard South & West Street (S #911.2).
 - 10/4/06 B. Special Permit Use Application of Denise Albanese proposing to establish a dance and entertainment studio facility from within an existing building, property located at 45 Railroad Avenue (SPU #429).
 - 9/20/06 C. Special Permit Use Application of Lois Bator & Cheryl Lavertu proposing to establish a parent/grandparent apartment from within a new single-family dwelling, property known as Lot #10 Silver Oak Circle within the Vintage Estates Subdivision (SPU #430).
 - 9/20/06 D. Site Plan Application of Northstar Centers, LLC proposing to construct a multi-use shopping center including construction of parking facilities, access drives and miscellaneous site improvements, property located off Executive Boulevard and West Street (SPR #1434).



SOUTHINGTON PLANNING AND ZONING COMMISSION

1000 WEST STREET, SUITE 200, SOUTHINGTON, IL 60070

Southington Planning and Zoning Commission
1000 West Street, Suite 200
Southington, IL 60070
Phone: 630.286.1000
Fax: 630.286.1001
www.southington.org

Meeting Date: Tuesday, August 15, 2006
Meeting Time: 7:00 PM
Meeting Location: Council Chambers, 75 Main Street
Meeting Agenda:
1. Call to Order
2. Roll Call
3. Determination of Quorum
4. Approval of Minutes - a) Regular PZC Meeting of August 1, 2006
5. Unfinished Business
6. A. Subdivision Application of Northstar Centers, LLC proposing to resubdivide property for purpose of creating 3 lots within a Business and H-1 zone, property located off Executive Boulevard South & West Street (S 911.2)
7. B. Special Permit Use Application of Denise Alderson proposing to establish a dance and entertainment studio facility from within an existing building, property located at 45 Railroad Avenue (S 914.22)
8. C. Special Permit Use Application of Lois Bator & Cheryl Lavelle proposing to establish a parent/guardian apartment from within a new single family dwelling, property known as 10110 Silver Oak Circle within the Village Estates Subdivision (S 914.30)
9. D. Site Plan Application of Northstar Centers, LLC proposing to construct a multi-use shopping center including construction of parking facilities, access drives and miscellaneous site improvements at an undeveloped property located off Executive Boulevard and West Street (S 914.34)

SOUTHINGTON TOWN HALL COUNCIL CHAMBERS, 75 Main Street TUESDAY, AUGUST 15, 2006 - Following the Public Hearing REGULAR MEETING Southington Planning and Zoning Commission

AGENDA

1. Call to Order
2. Roll Call
3. Determination of Quorum
4. Approval of Minutes - a) Regular PZC Meeting of August 1, 2006
5. Unfinished Business
6. A. Subdivision Application of Northstar Centers, LLC proposing to resubdivide property for purpose of creating 3 lots within a Business and H-1 zone, property located off Executive Boulevard South & West Street (S 911.2)
7. B. Special Permit Use Application of Denise Alderson proposing to establish a dance and entertainment studio facility from within an existing building, property located at 45 Railroad Avenue (S 914.22)
8. C. Special Permit Use Application of Lois Bator & Cheryl Lavelle proposing to establish a parent/guardian apartment from within a new single family dwelling, property known as 10110 Silver Oak Circle within the Village Estates Subdivision (S 914.30)
9. D. Site Plan Application of Northstar Centers, LLC proposing to construct a multi-use shopping center including construction of parking facilities, access drives and miscellaneous site improvements at an undeveloped property located off Executive Boulevard and West Street (S 914.34)

5. Unfinished Business Items Cont.

- 9/20/06 E. 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, 508 and 544 Meriden-Waterbury Turnpike (S #1240).
- 9/20/06 F. 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).
- 8/2/06 G. Site Plan Application of Connecticut Sikh Associates, Inc. proposing to modify the previously approved site plan for construction of a 10,700 sq.ft. addition to the existing facility, property located at 1596 & 1610 West Street (SPR #1373.1).
- 8/2/06 H. Site Plan Application of Michael Hamlin c/o Agave Grill proposing to construct a patio addition with miscellaneous renovations to an existing restaurant facility, property located at 461 Queen Street (SPR #1436).
- 9/20/06 I. Earth Filling and Grading Filling Application of Westside Associates, LLC proposing filling and grading of approximately 10,000 cubic yards of material within a period of two years within a Business zone in preparation for future business development, property located at 2000 West Street (E.E. #98.3).
- 9/20/06 J. Earth Excavation Renewal Application of Twinco, LLC proposing to renew an existing earth filling and grading operation for the removal of 10,000 cubic yards of material within a period of two (2) years, property located off Spring Street within a Business zone (E.E. #106.3).
- 9/20/06 K. Site Plan Application of Amity Construction & Design proposing to construct a 3,255 sq.ft. addition to the existing Mt. Lore Animal Hospital facility, property located at 765 South End Road (SPR #944.1).
- 10/4/06 L. Subdivision application of Ravenswood Construction, LLC proposing to subdivide property for purposes of creating 9 single-family lots (Wyndcrest Estates), property located at 120 Clark Street, Milldale (S #1242).
- 10/4/06 M. Subdivision Application of Barbara Gugliotti proposing to modify the previously approved Gugliotti Estates Subdivision, Phase IV (Glenwood Park Estates) proposing the creation of two lots, property located off Barbara Lane (S #1219.1).

Unfinished Business Items

- Application of Hillcrest Orchard, LLC c/o Attorney Anthony A. Bonanno 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 Permit use #424 608 and 244 Menden-Watchery Turnpike (S #1240)
- Application of Mountain View Farms, LLC proposing to subdivide property for purposes of creating 16 lots (Mountain View Farms) property located at 606 & 850 Menden Avenue (S #1241)
- Site Plan Application of Connecticut First Associates, Inc. proposing to modify the previously approved site plan for construction of a 10,700 sq ft addition to the existing facility, property located at 898 & 1810 West Street (SPR #1275)
- Site Plan Application of Michael Hamlin c/o Agave Grill proposing to construct a patio addition with miscellaneous renovations to an existing restaurant facility, property located at 481 Queen Street (SPR #1402)
- Earth Filling and Grading Application of Westside Associates, LLC proposing filling and grading of approximately 10,000 cubic yards of material within a period of two years within a Business zone in preparation for future business development, property located at 2000 West Street (E.E. #983)
- Earth Excavation Renewal Application of Trivco, LLC proposing to renew an existing earth filling and grading operation for the removal of 10,000 cubic yards of material within a period of two (2) years, property located off Spring Street within a Business zone (E.E. #1003)
- Site Plan Application of Amity Construction & Design proposing to construct a 3,267 sq ft addition to the existing Mt. Lore Animal Hospital facility, property located at 1765 South End Road (SPR #341)
- Subdivision Application of Ravenwood Construction, LLC proposing to subdivide property for purposes of creating 9 single-family lots (Wyntercrest Estates) property located at 100 Clark Street, Milldale (S #1242)
- Subdivision Application of Barbara Guglielmi proposing to modify the previously approved Gullion Estates Subdivision Phase IV (Glenwood Park Estates) property the creation of two lots, property located off Barstow Lane (S #1243)

6. **New Business Items**

- A. **Site Plan Application of Robert A. Drown proposing to construct a deck addition to an existing building for purposes of establishing an outdoor display area for a bicycle shop store, property located at 1529 Meriden-Waterbury Turnpike (SPR #1438).**
- B. **Site Plan Application of Solidus for Apple Valley Bank & Trust proposing to revise the previously approved site plan to construct a bank facility with related infrastructure, property located at 158-160 North Main Street (SPR #1225.1).**
- C. **Subdivision Application of Lovley Development, Inc. proposing to subdivide property for purposes of creating 5 single-family lots (Clover Ridge Estates), property located at 275 South End Road (S #1243).**
- D. **Site Plan Application of Thomas Charbonneau, Sr. proposing renovations to an existing 2,018 sq.ft. commercial building for proposed office use, property located at 188 Clark Street (SPR #1439).**
- E. **Site Plan Application of Gregory Klimaszewski proposing the conversion of an existing residence into a mixed use of business and residential use totaling 3,412 square feet within a Business zone, property located at 1004 South Main Street (SPR #1440).**
- F. **Site Plan Application of Bradley Memorial Hospital proposing to revise the previously approved site plan for construction of two medical office buildings for the Bradley Memorial Hospital, property located at 209 Main Street (SPR #1372.1).**

7. **New Items to Schedule for Public Hearing for: September 5, 2006 or September 19, 2006:**

- A. **Special Permit Use Application of Yarde Metals proposing to establish multiple buildings on one site within an I-2 Zone, property located at 45 Newell Street (SPU #431).**
- B. **Petition of Kratzert, Jones & Associates, Inc. to Amend the Zoning Regulations Text to modify Section 12-01.1-O and Section 12-01.1-P pertaining to parking area for manufacturing and industrial properties (Z.A. #531).**

New Business Items

- A. The Plan Application of Rosen A. Crown proposing to construct a deck addition to an existing building for purposes of establishing an outdoor display area for a bicycle shop on property located at 1529 Meibner-Valerius Turnpike (SPR #1438)
 - B. The Plan Application of Seifert for Apple Valley Bank & Trust proposing to revise the previously approved site plan to construct a bank facility with related infrastructure on property located at 158-160 North Main Street (SPR #1325)
 - C. The Plan Application of Lively Development, Inc. proposing to revise the previously approved site plan to construct a single-family lot (Clover Ridge Farms) property located at 277 South End Road (S #1248)
 - D. The Plan Application of Thomas Christensen, Jr. proposing revisions to an existing 2,015 sq. ft. commercial building for proposed office use, property located at 118 Clark Street (SPR #1439)
 - E. The Plan Application of Gregory Kimmsey proposing the conversion of an existing residence into a mixed use of business and residential use totaling 8,412 square feet within a business zone, property located at 1004 South Main Street (SPR #1440)
 - F. The Plan Application of Bradley Memorial Hospital proposing to revise the previously approved site plan for construction of two medical office buildings for the Bradley Memorial Hospital property located at 209 Main Street (SPR #1372)
- Agenda to Schedule for Public Hearing for September 2, 2008 or September 15, 2008
- A. Special Permit Use Application of Yards Metals proposing to establish multiple buildings on one site within an L-2 zone, property located at 45 Newell Street (SPR #1381)
 - B. Application of Robert Jones & Associates, Inc. to Amend the Zoning Ordinance to modify Section 12-01.1-C and Section 12-01.1-F pertaining to parking area for manufacturing and industrial properties (S.A. #381)

8. Miscellaneous

- A. Request of Atty. Bryan F. Meccariello for an interpretation of Section 5-01.1 and Section 5-01.2 of the Zoning Regulations regarding whether redistribution of non-finished goods would be a permitted use in the I-1 Zone.**
- B. Request for Approval of Conceptual Plans for the previously approved Nanfito & Raya Clinic Site Plan, property located at 200 Queen Street (SPR #1427). ***Plans to be displayed at meeting.**
- C. Request for Release of the \$65,200.00 Maintenance Bond, the \$37,000.00 Public Improvements Bond and the \$2,500.00 Sidewalk Bond being held for the Luty Estates Subdivision with acceptance of 955 feet of the new roadway, February Drive (S #1204).**
- D. Request for Release of the existing \$13,500.00 Performance Bond for the George Sakellarios/G.S. Associates, Inc. Site Plan, property located at 189 Atwater Street (SPR #1187.1).**
- E. Request for Release for Release of the existing \$254,800.00 Maintenance Bond for the Apple Blossom Estates Subdivision covering Section I (Blossom Way) & Section II (Old Cider Mill Road) (S #1135).**

9. Adjournment

6 Miscellaneous

- A. Request of Atty. Bryan F. Montello for an interpretation of Section 8-01.1 and Section 8-01.2 of the Zoning Regulations regarding whether redistribution of non-titled goods would be a permitted use in the H-1 Zone
- B. Request for Approval of Conceptual Plans for the previously approved Haines & Rays Clinic Site Plan, property located at 200 Queen Street (SPR #1437). Plans to be displayed at meeting.
- C. Request for Release of the \$65,200.00 Maintenance Bond, the \$37,000.00 Public Improvement Bond and the \$2,500.00 Sidewalk Bond being held for the July Estates Subdivision with acceptance of 558 feet of the new roadway, Ebdary Drive (C #1204)
- D. Request for Release of the existing \$13,500.00 Performance Bond for the George S. Associates, Inc. Site Plan, property located at 189 Awater Street (SPR #1187.1)
- E. Request for Release of the existing \$254,800.00 Maintenance Bond for the Apple Blossom Estates Subdivision covering Section I (Blossom Way) & Section II (Old Cider Mill Road) (S #1135)

7 Appointment