

# PLANNING AND ZONING COMMISSION

P.O. Box 610, Southington, CT 06489  
(860) 276-6248



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Mary F. Savage-Dunham,  
AICP, Town Planner

David Lavalley  
Assistant Town Planner

Robert Librandi  
Zoning Enforcement Officer

## AGENDA

**December 7, 2010  
7:00 P.M.**

**Town Hall Council Chambers  
75 Main Street**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DETERMINATION OF QUORUM**
- 4. APPOINTMENT OF TWO ALTERNATE MEMBERS**
- 5. APPROVAL OF MINUTES**
  - A. Regular meeting of November 16, 2010
- 6. PUBLIC HEARINGS**
  - A. MC Realty Dev., LLC, Special Permit Use application for child day care services for more than 13 clients, 2003 West Street (SPU #490), continued from November 16, 2010 (*request for 30 day extension to continue public hearing to January 4, 2011 meeting*)
  - B. Zoning text amendment, Sections 2-01A and 2-19S regarding shed sizes in residential zones (ZA #558)
  - C. Zone boundary change, a portion of the property known as 1657 Meriden-Waterbury Road, from "B" to "I-1", (ZC #535)
- 7. BUSINESS MEETING**
  - A. MC Realty Dev., LLC, Special Permit Use application for child day care services for more than 13 clients, 2003 West Street (SPU #490)

- B. MC Realty Dev., LLC, Site plan application for an 11,000 s.f. day care facility, 2003 West Street (SPR #1578), *request for 65 day extension*
- C. Zoning regulation amendment, Section 5-01.2 I, offices for veterinary medicine, animal hospital and kennels, in an I-1 zone (ZA #557)
- D. Zoning text amendment, Sections 2-01A and 2-19S regarding shed sizes in residential zones (ZA #558)
- E. Zone boundary change, a portion of the property known as 1657 Meriden-Waterbury Road, from “B” to “I-1”, (ZC #535)
- F. Yarde Metals, Inc., site plan application for proposed 1,881 sq. ft. boiler room, 189 Newell Street (SPR #1524.4)
- G. Southington Country Club, site plan application to enclose existing covered porch, 150 Savage Street, (SPR #1392.2)
- H. Trotters Crossing, Phase VI, request for 90 day extension to file mylar, Pacer Lane (S #1279)
- I. Pine Hollow Estates Section II and III, request for 90 day extension to file mylar, West Street, West Pines Drive and Sandy Pine Drive (S #1280)
- J. S. Carpenter Construction Co., request for 90 day extension to file mylar, South Farms resubdivision, 201 Lazy Lane and 18, 59 and 115 Triano Drive (S #1211.3)
- K. Fox Hollow 2, request for reduction of Erosion and Sedimentation bond from \$17,500 to \$5,000 to cover remaining lots within subdivision, Rahlene Drive (S #986.3)
- L. Dean’s Stove and Spa, request for Extension of the Bond in Lieu of Site Plan compliance for a term of 90 days, to March 20, 2011, 120 West Main Street (SPR #1558)
- M. Request for partial release of Bond in Lieu of Site Plan Compliance, 1985 West Street, Ridgeview, from \$135,000 to a new amount of \$42,000 (SPR#1360.1)
- N. Spring Meadow subdivision, Spring Street, request for 5 year extension of subdivision approval (S #1231.1)

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

- A. Earth Excavation application of AA Denorfia Building and Development for the removal of 24,551 cubic yards of material for a proposed residential development, 45 Carter Lane and 595 Main Street (EE #133), *January 4, 2011*
- B. Special Permit Use application of AA Denorfia Building and Development for a proposed 14 unit multi family development, 45 Carter Lane and 595 Main Street (SPU #491), *January 4, 2011*

- C. Earth Excavation application of Charles Arcangelo for the removal of 97,000 cubic yards of material for a proposed industrial development, 568 Old Turnpike Road (EE #134), *January 4, 2011*

**9. ADMINISTRATIVE REPORTS**

*- Reminder- December 21 meeting has been cancelled*

**10. RECEIPT OF NEW APPLICATIONS**

**11. ADJOURNMENT.**