

PLANNING & ZONING COMMISSION
 Regular Meeting
 February 21, 2012

The Planning & Zoning Commission held a regular meeting on Tuesday, February 21, 2012. Chairman Michael DelSanto, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

Paul Chaplinsky*	Kevin Conroy
Stephen Kalkowski	James Macchio
Paul Champagne	James Sinclair
Michael DelSanto, Chair	

Alternates: Randall Gage
 Susan Locks

Ex-officio members present were as follows, viz:

Mary Savage-Dunham, Town Planner
 James A. Grappone, Assistant Town Engineer

Absent: Jennifer Clock, Alternate
 Ryan Rogers, Alternate
 Mark J. Sciota, Deputy Town Manager/Town Attorney

The Chair seated Randall Gage for Paul Chaplinsky. A quorum was determined.

The Pledge of Allegiance to the American Flag was recited by everyone in attendance.

The Minutes are being prepared summary style and the video and audio tapes are available for further detail.

MICHAEL DELSANTO, Chairman, presiding:

APPROVAL OF MINUTES

A. Regular Meeting of January 17, 2012

Mr. Kalkowski moved to approve. Mr. Champagne seconded. Motion passed unanimously on a voice vote.

Mr. Sinclair indicated for the record he had watched the video and read the Minutes.

(* Arrived at 7:02 o'clock, p.m.)

The Chair reseated Paul Chaplinsky.

5. Business Meeting

A. DC Development and Construction, LLC, 7 lot subdivision application, 827 Meriden Avenue (FF #232 / S #1286).

Stephen Giudice of Harry Cole & Son represented the applicant. This application was presented at the last meeting. It is a 6.5 acre parcel and we are proposing to subdivide with a proposed road to be named Madalyn Lane. Seven lots. Public water and sewer service.

At the last meeting we had a lively discussion about where the sewers should go. We did revise the plans based on staff's recommendations. We are all now on the same page with the proposed sewer main and access. We have revised the plans based on staff comments and I believe that staff is satisfied with the revisions.

I'll answer any questions.

The Town Planner concurred the application was ready for action and there should be two separate motions.

Mr. Chaplinsky made a motion to approve FF #232. Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

Mr. Chaplinsky made a motion to approve the Subdivision Application, #1286. Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

B. Northstar Centers, LLC, reduction of E & S Bond from \$226,000 to a new amount of \$150,000 (SPR #1461).

Staff explained the application indicating the staff supports this. Mr. Sinclair asked what work has been done to warrant the reduction in bond which Ms. Savage Dunham explained. She indicated they have cleaned up the site quite bit as to town's wishes.

Mr. Chaplinsky made a motion to approve. Mr. Sinclair seconded. Motion passed unanimously on a voice vote.

C. Mulberry Gardens, release of \$26,000 E & S bond (S#880 EE #68)

Staff supports this. She explained this is an old one found when doing file clean up.

Mr. Chaplinsky made a motion to approve. Mr. Sinclair seconded. Motion passed unanimously on a voice vote.

D. Greystone, release of \$46,000 earth excavation bond (EE #68)

Staff supports this. Again a very old file.

Mr. Sinclair made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

E. Lion Condo Association of Southington, release of \$15,120 Public Improvement Bond, 971 Meriden-Waterbury Turnpike

Staff supports this. This is the bond for the supplemental parking by the drive in entrance which is now constructed and it is ready for release.

Mr. Chaplinsky made a motion to approve. Mr. Sinclair seconded. Motion passed unanimously on a voice vote.

6. Items to schedule for Public Hearing:

A. Sansiera Ramadan, special permit use application for parent/grandparent apartment, 180 Wonx Spring Road, property of Harold Hanning (SPU #501), March 6.

Scheduled for March 6, 2012.

7. Administrative Reports

None this evening.

8. Receipt of New Applications

1. Southington Country Club - Install a banquet hall
2. Sansiera Ramadan - Grandparent Apartment

9. PZC Subcommittee Reports

None this evening. ** In the future, this item will only appear on the first Agenda of the month.**

10. **Adjournment** - Mr. Kalkowski made a motion to adjourn which Mr. Sinclair seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 7:09 o'clock, p.m.)