

PLANNING AND ZONING COMMISSION

196 North Main Street, Southington, CT 06489
(860) 276-6248



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Robert A. Phillips, MS, MPA, AICP
Director of Planning and
Community Development

David Lavallee
Assistant Town Planner

Matthew Reimondo
Zoning Enforcement Officer

AGENDA

**Tuesday, May 6, 2014
7:00 P.M.**

**Municipal Center Assembly Room
196 North Main Street**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DETERMINATION OF QUORUM**
- 4. APPROVAL OF MINUTES**
 - A. Regular meeting of April 15, 2014
- 5. PUBLIC HEARINGS**
 - A. Proposed zoning district boundary change from “R-12” to “B”, 33 Buckland Street (ZC #545), *public hearing continued from April 15, 2014*
 - B. Michael LeClair, modification of previous parent/grandparent apartment approval to allow for an additional 140 sq.ft. of living space, 30 Curtiss Farm Court (SPU #525.1)
 - C. Stephen Ciaffaglione, special permit use application to allow more than 3 garage spaces, 477 Hobart Street (SPU #533)
- 6. BUSINESS MEETING**
 - A. Proposed zoning district boundary change from “R-12” to “B”, 33 Buckland Street (ZC #545)
 - B. Michael LeClair, modification of previous parent/grandparent apartment approval to allow for an additional 140 sq.ft. of living space, 30 Curtiss Farm Court (SPU #525.1)
 - C. Stephen Ciaffaglione, special permit use application to allow more than 3 garage spaces, 477 Hobart Street (SPU #533)

- D. High Ridge Industries, LLC, flood plain application seeking to fill ~1,400 cu. yds. of floodplain for the expansion of a parking lot, 125 West Queen Street (FF #243)
- E. B & R Corp., construction of volume reduction facility, 49 DePaolo Drive (SPR #1667)
- F. Bread for Life, proposed building for food services, associated parking, utilities and stormwater management infrastructure, 23 and 31 Vermont Avenue (SPR #1669)
- G. Discussion – Downtown and Plantsville Parking Studies
- H. 8-24 Referral for purchase of 427 Pleasant Street (MR #484)
- I. 8-24 Referral for bond ordinance in the amount of \$935,000 for the purchase of 427 Pleasant Street (MR #485)
- J. Modification of judgment for Hillcrest Orchards site plan, 508 & 544 Meriden-Waterbury Road (SPR #1485)
- K. Acceptance of Empress Drive, a total distance of 2,035 feet (.38 mi), subject to the acceptance of a maintenance bond in the amount of \$40,000 (S #1277)

7. PLAN OF CONSERVATION AND DEVELOPMENT

8. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

- A. Richard Tomczak, Special Permit Application for more than three garage spaces, 53 Autran Avenue (SPU #534), *May 20*
- B. Jim and Rosemarie Lord, Special Permit Application for parent/grandparent apartment, 267 East Street (SPU #535), *May 20*
- C. Strollo Brothers & Sons., Inc., Special Permit Application for outside storage, 1520 Meriden-Waterbury Turnpike (SPU #536), *May 20*
- D. Turning Earth Central Connecticut, LLC, Special Permit Application for the construction of multiple buildings on one lot to facilitate the development and operation of a source separated organics recycling facility, known as a volume reduction plan, using anaerobic digestion and aerobic composting to produce compost, renewable energy and heat for use in greenhouses that will grow premium-quality vegetables, 111 Spring Street (SPU #537), *May 20*
- E. Mark H. Sekorski, applicant, special permit use application for more than 3 garage spaces (32' x 36' barn), property of Brian W. Whitford, 118 Mountain Pond Road (SPU #538), *May 20*

9. ADMINISTRATIVE REPORTS

10. RECEIPT OF NEW APPLICATIONS

11. ADJOURNMENT