

PLANNING AND ZONING COMMISSION

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



Michael DelSanto, Chair
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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, March 17, 2015
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 February 17, 2015

5. PUBLIC HEARINGS

A. Proposed zoning regulations changes to Sections 11-04, 5-02 and 11-18 (ZA #584)

B. Alan R. Borghesi, applicant, Special Permit Application for multiple buildings on one lot, property owned by Napoli Associates, LLC, 12 and 30 Knotter Drive (SPU #545)

C. Lori K. Holm, Special Permit Application to establish private school for the arts, 223 Meriden-Waterbury Turnpike (SPU #546)

D. Lori K. Holm, Petition to Change a Zoning District Boundary, from "R-80" to "B", property located at 223 Meriden-Waterbury Turnpike (Assessor's Map 015, Parcel 053) (ZC #549),
continued from February 17, 2015

6. BUSINESS MEETING

A. Alan R. Borghesi, applicant, Special Permit Application for multiple buildings on one lot, property owned by Napoli Associates, LLC, 12 and 30 Knotter Drive (SPU #545)

B. Borghesi Building and Engineering Co., Inc., applicant, site plan application to construct two retail – restaurant buildings totaling 11,600 +/- sq.ft., property of Napoli Associates, LLC, 12 and 30 Knotter Drive (SPR #1688)

- C. Lori K. Holm, Special Permit Application to establish private school for the arts, 223 Meriden-Waterbury Turnpike (SPU #546)
- D. Lori K. Holm, Petition to Change a Zoning District Boundary, from “R-80” to “B”, property located at 223 Meriden-Waterbury Turnpike (Assessor’s Map 015, Parcel 053) (ZC #549)
- E. Proposed zoning regulations changes to Sections 11-04, 5-02 and 11-18 (ZA #584)
- F. Central Connecticut Resource Recovery, LLC, site plan application to construct a 17,650 square foot building, associated parking area, material storage areas and material processing areas for a proposed recycling center, 65 Triano Drive (SPR #1687)
- G. Southington Water Department, site plan application for the construction of a storage tank, pump station, water mains and appurtenances that will serve a new pressure zone, 720 Pleasant Street, 271 Chesterwood Terrace and Smith Street (SPR #1691)
- H. Release of \$1,650 E & S Bond, Pepin Estates, 658 Jude Lane (S #1297)
- I. Release of \$5,400 E & S Bond, 464 Queen Street (SPR #1564)
- J. Reduction of Phase I Subdivision E & S bond from \$36,000 to a new amount of \$11,000, Blocher Farm Estates (S #1270)
- K. Reduction of Phase I subdivision bond to a new amount of \$59,000 and Phase II subdivision bond to a new amount of \$76,000, Blocher Farms Estates (S #1270)
- L. Lovley Development, Inc., request to reduce Phase 1 subdivision bond to a new amount of \$110,000, reduce Phase 2 subdivision bond to a new amount of \$35,000, and transfer the completed value of work from Phases 1 and 2 toward bonding for Phase 3, North Ridge Estates (S #1302)

7. PLAN OF CONSERVATION AND DEVELOPMENT

8. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

9. ADMINISTRATIVE REPORTS

10. RECEIPT OF NEW APPLICATIONS

11. ADJOURNMENT