

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, June 16, 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 June 2, 2015
- 5. PUBLIC INFORMATION SESSION** - Tropical Storm Irene, October snowstorm Alfred, and Superstorm Sandy are examples of recent events that caused severe damage in the region and resulted in Federal disaster declarations. What can be done to minimize our vulnerabilities to natural hazards? The Town of Southington is updating its hazard mitigation plan with the assistance of CRCOG to identify activities that can be undertaken before natural hazards occur in order to minimize property damage, risk of life, and the costs that are shared by all. Residents and business owners are invited to attend and offer ideas for minimizing the damage that occurs and the costs that are borne by our town.
- 6. PUBLIC HEARINGS**
 - A. Beecher Street Associates, LLC, Special Permit Application to construct a 22 unit multi-family development, 49 Beecher Street (SPU #553)
 - B. AA Denorfia Building & Development, modification of previous Special Permit approval from 25 age restricted multi-family units and 6 non age restricted multi-family units to 31 age restricted and 3 non age restricted multi-family units, 54 & 82 Liberty Street (SPU #523.2)
 - C. Proposed Zoning Text Amendment, GID Zone District, new Section 4-06 and revised Section 7A (ZA #585)

D. Proposed Zone Boundary Change, “B” to “GID” Zone District, Properties located at: (600 Executive Blvd, Map 120, Parcel 001); (500 Executive Blvd, Map 119, Parcel 152); (956 West Street, Map 131, Parcel 001); (957 West Street, Map 131, Parcel 015); (99 Executive Blvd, Map 131, Parcel 003); (987 West Street, Map 131, Parcel 014); (West Street, Map 131, Parcel 043); (1063 West Street, Map 131, Parcel 012); (1115 West Street, Map 131, Parcel 011); (West Street, Map 131, Parcel 013) (ZC #550)

7. BUSINESS MEETING

- A. Beecher Street Associates, LLC, Special Permit application to construct a 22 unit multi-family development, 49 Beecher Street (SPU #553)
- B. Beecher Street Associates, LLC, Site Plan application for a 22 unit multi-family development, 49 Beecher Street (SPR #1698)
- C. AA Denorfia Building & Development, modification of previous Special Permit approval from 25 age restricted multi-family units and 6 non age restricted multi-family units to 31 age restricted and 3 non age restricted multi-family units, 54 & 82 Liberty Street (SPU #523.2)
- D. AA Denorfia Building & Development, site plan modification application for proposed 34 unit multi-family housing development, 42-82 Liberty /Street (SPR #1674.1)
- E. Proposed Zoning Text Amendment, GID Zone District, new Section 4-06 and revised Section 7A (ZA #585)
- F. Proposed Zone Boundary Change, “B” to “GID” Zone District, Properties located at: (600 Executive Blvd, Map 120, Parcel 001); (500 Executive Blvd, Map 119, Parcel 152); (956 West Street, Map 131, Parcel 001); (957 West Street, Map 131, Parcel 015); (99 Executive Blvd, Map 131, Parcel 003); (987 West Street, Map 131, Parcel 014); (West Street, Map 131, Parcel 043); (1063 West Street, Map 131, Parcel 012); (1115 West Street, Map 131, Parcel 011); (West Street, Map 131, Parcel 013) (ZC #550)
- G. Greenskies Renewable Energy, LLC, site plan application for the installation of a ground-mount photovoltaic array, property of Town of Southington, Hatton School, 50 Spring Lake Road (SPR #1696)
- H. FRAL, LLC, site plan modification for proposed addition to existing facility, 865 West Queen Street (SPR #1699)
- I. 8-24 referral for the ordinance appropriating \$9,400,000 for costs related to the design, construction, furnishing and equipping of a new senior center to be located on the Calendar House Senior Citizen Center site, including the demolition of the existing facility; and authorizing the issue of \$9,400,000 bonds and notes to finance said appropriation (MR #500)
- J. 8-24 referral for the ordinance appropriating \$2,000,000 for acquisition of land, or easements, interests or rights therein, for open space purposes; and authorizing the issue of bonds and notes in the same amount to finance said appropriation (MR #501)
- K. Cocomo Brothers, LLC, reduction of \$93,300 subdivision bond to the maintenance bond amount of \$15,000 (Cocomo Brothers LLC will pay the Town of Southington \$10,185.50 from reduced amount for the repaving of South End Road), Curtiss Farms Subdivision (S #1290)

- L. Road acceptance, Curtiss Farm Court from South End Road to its terminus, a total distance of 397 feet (.08 mi), Curtiss Farms Subdivision (S #1290)
- M. SDB Properties, release of \$1,200 Public Improvement Bond and release of \$1,500 Erosion and Sedimentation Bond (SDB will reimburse Town of Southington for road patch restoration costs of \$1,483.39 as a result of project. Remaining balance will be released to SDB Properties) 56 Center Street (SPR #1503)
- N. LePage Homes, release of \$30,000 bond in lieu of site plan compliance, 500 Mill Street Condos (SPR #1595)
- O. Informal discussion: Woodard & Curran – West Queen Street Athletic Complex – Conceptual Site Plan Approval Request

8. PLAN OF CONSERVATION AND DEVELOPMENT

9. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

10. ADMINISTRATIVE REPORTS

11. RECEIPT OF NEW APPLICATIONS

12. ADJOURNMENT