

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, July 21, 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 16, 2015
- 5. PUBLIC HEARINGS**
 - A. Beecher Street Associates, LLC, Special Permit application to construct a 22 unit multi-family development, 49 Beecher Street, in an R-12 zone (SPU #553), *extended from June 16*
 - B. Bill's Auto Body Clinic, Inc., Special Permit Application for an expansion of a non-conforming use to allow the sale of automobiles pursuant to Zoning Board of Appeals approvals and stipulations, 446 West Street, primarily in an R-12 zone (R-20/25 in the rear) (SPU #554)
 - C. Proposed Zoning Text Amendment for revisions to Sections 4, 5, 9, 11 and 13 of the Town of Southington Zoning Regulations (ZA #586)
- 6. BUSINESS MEETING**
 - A. Beecher Street Associates, LLC, Special Permit application to construct a 22 unit multi-family development, 49 Beecher Street, in an R-12 zone (SPU #553), *extended from June 16*
 - B. Beecher Street Associates, LLC, Site Plan application for a 22 unit multi-family development, 49 Beecher Street, in an R-12 zone (SPR #1698), *tabled from June 16*

- C. Bill's Auto Body Clinic, Inc., Special Permit Application for an expansion of a non-conforming use to allow the sale of automobiles pursuant to Zoning Board of Appeals approvals and stipulations, 446 West Street, primarily in an R-12 zone (R-20/25 in the rear) (SPU #554)
- D. Proposed Zoning Text Amendment for revisions to Sections 4, 5, 9, 11 and 13 of the Town of Southington Zoning Regulations (ZA #586)
- E. AA Denorfia Building & Development, site plan modification application for proposed 34 unit multi-family housing development, 42-82 Liberty /Street in a CB zone (SPR #1674.1) *tabled from June 16*
- F. FRAL, LLC, site plan modification for proposed addition to existing facility, 865 West Queen Street, in an I-1 zone (SPR #1699), *tabled from June 16*
- G. Fragola, site plan review for a bank with a drive-thru, 1829 West Street, in a WSB zone (SPR #1650.1)
- H. Discussion – Referral from ZBA requesting regulation interpretation as it applies to a “Caretaker” residence as part of a Public Garage at 135 Lazy Lane in an I-1 zone.
- I. Yarde Metals, release of \$1,500 E & S Bond, 45 Newell Street (SPR #1524.6)
- J. Liberty Bank, release of \$1,000 E & S bond, 60 North Main Street (SPR #1625)
- K. Liberty Bank, reduction of Public Improvement bond from \$17,000 to a new amount of \$7,000, 60 North Main Street (SPR #1625)

7. PLAN OF CONSERVATION AND DEVELOPMENT

8. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

9. ADMINISTRATIVE REPORTS

10. RECEIPT OF NEW APPLICATIONS

11. ADJOURNMENT