

PLANNING AND ZONING COMMISSION

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



Michael DelSanto, Chair
Paul Chaplinsky, Vice-Chair
Jennifer Clock, Secretary
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James Sinclair
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Joe Coviello, Alternate

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

David Lavalley
Assistant Town Planner

Matthew Reimondo
Zoning Enforcement Officer

AGENDA

**Tuesday, March 15, 2016
7:00 P.M.**

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DETERMINATION OF QUORUM**
- 4. APPOINTMENT OF ALTERNATE**
- 5. APPROVAL OF MINUTES**
 - A. Regular meeting of March 1, 2016
- 6. PUBLIC HEARINGS**
 - A. AA Denorfia Building & Development, LLC, Special Permit Application for open space subdivision, Parcel 51, Loper Street (Map 158, Parcel 051), property of Ann Griffin Egan, Trustee, in an R-20/25 zone (SPU #562), *continued from March 1*
 - B. AA Denorfia Building & Development, LLC, 72 lot Resubdivision Application, Parcel 51, Loper Street (Map 158, Parcel 051), property of Ann Griffin Egan, Trustee, in an R-20/25 zone (S #1312), *continued from March 1*
 - C. Lovley Development, 2 lot resubdivision application, 15 Twin Pond Terrace, in an R-20/25 and R-80 zone (S #1313)
 - D. Proposed Zoning Text Amendment, MUT Zone District, new Section 4-06 and revised Section 7A (ZA #587)
 - E. Proposed Zone Boundary Change, "I-2 and R-40" to "MUT" Zone District, properties located at: 1177 West Street (Map 143, Parcel 019); 1193 West Street (Map 143, Parcel 018); West Street (Map 143, Parcel 017); 1413 West Street (Map 155, Parcel 078); 712 Spring Street (Map 155, Parcel 075); Spring Street (Map 155, Parcel 072); ZC #553

7. BUSINESS MEETING

- A. AA Denorfia Building & Development, LLC, Special Permit Application for open space subdivision, Parcel 51, Loper Street (Map 158, Parcel 051), property of Ann Griffin Egan, Trustee, in an R-20/25 zone (SPU #562), *continued from March 1*
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- F. Lovley Development, Inc., site plan application for 64 units of multi-family development, Eden Avenue (Map 100, Parcel 17), in a CB zone (SPR #1711), *tabled from March 1*
- G. Subdivision Regulation amendment, Section 6 – Open Space (SA #25), *tabled from March 1*
- H. Rt 322 Motorsports, LLC, request for C.G.S. 14-54 Location Approval for Motor Vehicles sales and service, 1223 Meriden-Waterbury Road, in a B zone (LA #1) and acceptance of Municipal Registration Form for Regulated Activities in Aquifer Protection Area.
- I. Lovley Development, request for release of \$2,900 E & S bond, Pavano Drive subdivision (S #1288)
- J. Cumberland Farms, release of \$29,000 Public Improvement Bond, 1978 West Street (SPR #1677)
- K. Lovley Development, Release of \$40,000 Maintenance bond, Empress Drive (Recko Farm Estates) (S #1277)

8. PLAN OF CONSERVATION AND DEVELOPMENT

9. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

10. ADMINISTRATIVE REPORTS

11. RECEIPT OF NEW APPLICATIONS

12. ADJOURNMENT