

# PLANNING AND ZONING COMMISSION

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



Michael DelSanto, Chair  
Paul Chaplinsky, Vice-Chair  
Jennifer Clock, Secretary  
Susan Locks  
James Macchio  
James Morelli  
James Sinclair  
Theodore Cabata, Alternate  
Joe Coviello, Alternate  
Robert Hammersley, 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, May 3, 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 April 5, 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), *extended from April 5*

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), *extended from April 5*

C. Lovley Development, 2 lot resubdivision application, 15 Twin Pond Terrace, in an R-20/25 and R-80 zone (S #1313), *extended from April 5*

D. Proposed Zoning Text Amendment, MUT Zone District, new Section 4-06 and revised Section 7A (ZA #587), *extended from April 5*

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), *extended from April 5*

- F. Thomas and Alicia Atterrato and Donald & Janice Desorbo, Special Permit Use application for Parent/Grandparent Apartment to be located in proposed home, 50 Fragola Drive, property of Fral, LLC, in an R-20/25 zone (SPU #563)

**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), *tabled from April 5*
- 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), *tabled from April 5*
- C. Lovley Development, 2 lot resubdivision application, 15 Twin Pond Terrace, in an R-20/25 and R-80 zone (S #1313), *tabled from April 5*
- D. Proposed Zoning Text Amendment, MUT Zone District, new Section 4-06 and revised Section 7A (ZA #587), *tabled from April 5*
- 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), *tabled from April 5*
- F. Thomas and Alicia Atterrato and Donald & Janice Desorbo, Special Permit Use application for Parent/Grandparent Apartment to be located in proposed home, 50 Fragola Drive, property of Fral, LLC, in an R-20/25 zone (SPU #563)
- G. ProCaire, LLC, site plan modification (parking lot and grading adjustment) and change of use, 51 Triano Drive, in an I-2 zone (SPR #1608.1)
- H. Subdivision Regulation amendment, Section 6 – Open Space (SA #25), *tabled from April 5*
- I. Crystal Bee’s, release of \$56,450 Bond in Lieu of Site Plan Compliance, 240 Spring Street (SPR #1653)

**8. PLAN OF CONSERVATION AND DEVELOPMENT**

**9. REGIONAL PLANNING COMMISSION UPDATE**

**10. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING**

**11. ADMINISTRATIVE REPORTS**

**12. RECEIPT OF NEW APPLICATIONS**

**13. ADJOURNMENT**