

# 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 Lavalley  
Assistant Town Planner

Matthew Reimondo  
Zoning Enforcement Officer

## AGENDA

**Tuesday, May 17, 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 May 3, 2016
- 6. PUBLIC HEARINGS**
  - A. Public Hearing for Adoption of the 2016-2026 Plan of Conservation and Development (POCD) as presented.
  - 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 May 3*
- 7. BUSINESS MEETING**
  - A. Adoption of the 2016-2026 Plan of Conservation and Development (POCD) as presented.
  - B. 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 May 3*
  - C. 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 May 3*

- D. Proposed Zoning Text Amendment, MUT Zone District, new Section 4-06 and revised Section 7A (ZA #587), *tabled from May 3*
- 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 May 3*
- F. Subdivision Regulation amendment, Section 6 – Open Space (SA #25), *tabled from May 3*
- G. Tavern 42 Burger Brew and Que, floodplain application for the placement of piers for proposed deck in floodplain, 42 & 44 West Main Street, property of Tahoe Realty, LLC, in an I-2 zone (FF #246)
- H. Tavern 42 Burger Brew and Que, site plan modification application for a proposed 833 sq. ft. deck, 42 & 44 West Main Street, property of Tahoe Realty, LLC, in an I-2 zone (SPR #1712)
- I. Lineberry Realty, LLC, site plan modification for a proposed 6,000 sq. ft. addition, 1157 Meriden-Waterbury Road, in a B zone (SPR #1713)
- J. 405 Queen LLC, 3 lot subdivision application, 405 Queen Street, in an R-20/25 and B zone (S #1314)
- K. Samir Zukic, site plan application to construct 6,000 s.f. building with associated parking, 20 Industrial Drive, in an I-1 zone (SPR #1714)
- L. 8-24 referral for the bond ordinance appropriating \$57,100,000 for improvements to the Southington Water Pollution Control Facility, and authorizing the issue of bonds, notes and obligations not to exceed \$57,100,000 to finance the appropriation, 999 Meriden-Waterbury Turnpike (MR #507)

**8. REGIONAL PLANNING COMMISSION UPDATE**

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

**10. ADMINISTRATIVE REPORTS**

**11. RECEIPT OF NEW APPLICATIONS**

**12. ADJOURNMENT**