

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
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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 Lavallee
Assistant Town Planner

Matthew Reimondo
Zoning Enforcement Officer

AGENDA

**Tuesday, June 7, 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 17, 2016

6. PUBLIC HEARINGS

A. 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 17*

7. BUSINESS MEETING

A. 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 17*

B. 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), *tabled from May 17*

C. 405 Queen LLC, 3 lot subdivision application, 405 Queen Street, in an R-20/25 and B zone (S #1314), *tabled from May 17*

- D. 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), *tabled from May 17*
- E. Lovley Development Group and AVA Group, site plan modification for a proposed 19,680 s.f. hotel, 1095 West Street, in a B zone (SPR #1513.2)
- F. Adam Pio, request for release of \$7,050 E & S bond, 135 Lazy Lane (SPR #1607.1)
- G. Lovley Development, Inc., request to transfer completed value of work from Phases 1 – 3 toward bonding of Phase 4, and release Security Agreement for Phase 4, North Ridge Estates (S #1302)

8. REGIONAL PLANNING COMMISSION UPDATE

9. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

- Petition of Kratzert, Jones and Associates to Enact a Zoning Regulation Amendment of Text to amend Section 12-02.4 of the Town of Southington Zoning Regulations (ZA #588), *June 21*

10. ADMINISTRATIVE REPORTS

11. RECEIPT OF NEW APPLICATIONS

12. EXECUTIVE SESSION – to discuss real estate

13. ADJOURNMENT