

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
Ross Hart, 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, August 16, 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. APPROVAL OF MINUTES

A. Regular meeting of July 19, 2016

5. PUBLIC HEARINGS

A. Petition of John Senese (Calco Construction & Development, Inc.) to Change a Zoning District Boundary from R-12 (residential) to B (Business), properties located at 2, 4 and 6 Upson Drive, Assessor's Map 181, Parcels 34, 35 and 36 (ZC #554), *public hearing continued from July 19*

B. Petition of Severino Bovino, Kratzert, Jones and Associates to Change a Zoning District Boundary from R-40 and R-80 to R-40, property located at 2278 Mount Vernon Road (Assessor's Map 165, Parcel 14), owned by Briarwood Real Estate Limited Partnership (ZC#555), *public hearing continued from July 19*

C. F & F Concrete, special permit application to construct a 20,000 s.f. building, on a 10.45 acre site which will have over 100 parking spaces as proposed, Parcel 74 Atwater Street (Map 63, Parcel 74) (SPU #565)

D. Calco Construction, c/o John Senese, special permit application to construct multiple buildings on a single lot, 775, 785, 801 and 811 Queen Street and 2, 4 and 6 Upson Drive (SPU #564)

E. Meridian Development, special permit modification application to modify the approved number of units from 263 to 245 with the intention to build 180 leased units and 65 condominium units, Greenway Commons, 167 and 217 Center Street and 66 High Street (SPU #443.1)

6. BUSINESS MEETING

- A. Petition of John Senese (Calco Construction & Development, Inc.) to Change a Zoning District Boundary from R-12 (residential) to B (Business), properties located at 2, 4 and 6 Upson Drive, Assessor's Map 181, Parcels 34, 35 and 36 (ZC #554), *tabled from July 19*
- B. Petition of Severino Bovino, Kratzert, Jones and Associates to Change a Zoning District Boundary from R-40 and R-80 to R-40, property located at 2278 Mount Vernon Road (Assessor's Map 165, Parcel 14), owned by Briarwood Real Estate Limited Partnership (ZC#555), *tabled from July 19*
- C. F & F Concrete, special permit application to construct a 20,000 s.f. building, on a 10.45 acre site which will have over 100 parking spaces as proposed, Parcel 74 Atwater Street (Map 63, Parcel 74) (SPU #565)
- D. F & F Concrete Corporation, site plan application to construct a 20,000 sq. ft. mixed use building with associated parking, Parcel 74, Atwater Street, Assessor's Map 63, Parcel 74, property of Forgione Management Group, LLC, in an I-2 zone (SPR #1715), *tabled from July 19*
- E. Calco Construction, c/o John Senese, special permit application to construct multiple buildings on a single lot, 775, 785, 801 and 811 Queen Street and 2, 4 and 6 Upson Drive (SPU #564)
- F. Calco Construction, c/o John Senese, site plan application to construct 3 new commercial buildings with associated parking, landscaping, lighting and utilities, 775, 785, 801 and 811 Queen Street and 2, 4 and 6 Upson Drive (SPR #1716)
- G. Meridian Development, special permit modification application to modify the approved number of units from 263 to 245 with the intention to build 180 leased units and 65 condominium units, Greenway Commons, 167 and 217 Center Street and 66 High Street (SPU #443.1)
- H. Lake Compounce Ltd Partnership, request for 2 year extension of Earth Excavation approval, Mt. Vernon Road (EE #119.3)
- I. Request for release of \$6,500 site development bond, 600 West Street, Lot #3 (S #1289)
- J. Request for 90 day extension to file mylar, Sandy Field Estates (S #1311)

7 ADMINISTRATIVE ITEMS

8 ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

9 RECEIPT OF NEW APPLICATIONS

10. ADJOURNMENT