

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, January 17, 2017
7:00 P.M.**

**John Weichsel 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 December 6, 2016

5. PUBLIC HEARINGS

A. John Senese (Calco Construction and Development, Inc.), Petition to Change a Zoning District Boundary from R-12 to B, properties located at 2, 4 and 6 Upson Road and 3, 5 and & 7 Chaffee Lane (Map 181, Parcels 31, 32, 33, 34, 35 and 36) (ZC #557)

B. Kevin Medeiros, Special Permit Application to allow a kennel on property located at 420 North Main Street, owned by Format, LLC, in a "B" zone (SPU #572)

6. BUSINESS MEETING

A. John Senese (Calco Construction and Development, Inc.), Petition to Change a Zoning District Boundary from R-12 to B, properties located at 2, 4 and 6 Upson Road and 3, 5 and & 7 Chaffee Lane (Map 181, Parcels 31, 32, 33, 34, 35 and 36) (ZC #557)

B. Kevin Medeiros, Special Permit Application to allow a kennel on property located at 420 North Main Street, owned by Format, LLC, in a "B" zone (SPU #572)

- C. Floodplain Application of Limitless Energy, LLC seeking to install a ground mount solar array in the floodplain, located at 178 Newell Street, in an I-1 zone (FF #249), *tabled from December 6*
- D. 1198 West Street, LLC, site plan modification for an 80' x 60' warehouse/garage addition and a 25' x 50' office addition, expand outside storage and a private fuel tank/dispenser, 1198 West Street, in an I-2 zone (SPR #1727)
- E. North Ridge Golf Club, LLC, Floodplain Application proposing to clear, grade, dredge and create a new pond in association with golf course improvements, North Ridge Golf Club, Welch Road (FF #250)
- F. Toll CT III Limited Partnership, release of \$40,000 maintenance bond, Southington Ridge (S #1270)
- G. Bread for Life, release of \$3,400 E & S bond, 23 & 31 Vermont Avenue (SPR #1699)

7. REGIONAL PLANNING COMMISSION UPDATE

8. ADMINISTRATIVE ITEMS

9. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

- Zoning Text Amendment of Lovley Development for proposed revisions to Sections 11-14.2, 11-14.3, and 11-14.4 of the Town of Southington Zoning Regulations (ZA #590), *February 7*

10. RECEIPT OF NEW APPLICATIONS

11. ADJOURNMENT