

# PLANNING AND ZONING COMMISSION

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



Michael DelSanto, Chair  
Paul Chaplinsky, Vice-Chair  
Jennifer Clock, Secretary  
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James Morelli  
James Sinclair  
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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, February 7, 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 January 17, 2017

**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), *public hearing continued from January 17*

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), *public hearing continued from January 17*

C. 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)

**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), *tabled from January 17*

- 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), *tabled from January 17*
- C. Format, LLC, FF application seeking to install a chain link fence within the flood conveyance shadow of an existing building, 420 North Main Street, in a “B” zone (FF #251)
- D. 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)
- E. AMJM Realty, LLC, site plan modification application to construct a new 6,325 s.f. building, 36 Triano Drive, in an I-2 zone (SPR #1587.1)
- F. 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 January 17*
- G. Stonybrook, LLC, release of \$3,000 E & S bond, Winding Ridge (S #1173)
- H. Cumberland Farms, release of \$7,500 E & S bond, 1978 West Street (SPR #1677)

**7. REGIONAL PLANNING COMMISSION UPDATE**

**8. ADMINISTRATIVE ITEMS**

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

- a. Lovley Development, Inc., Modification of Special Permit approval to add additional building, 1095 West Street (Map 131, Parcel 43), in a B zone (SPU #573), *March 7*
- b. Dale and Eva Humphries, Special Permit Application for parent/grandparent apartment, 157 Aspen Way, property owned by AA Denorfia Building & Development, LLC, in an R-20/25 zone (SPU #574), *March 7*
- c. Gary Salvatore, Special Permit Application for parent/grandparent apartment, 183 Hobart Street, property owned by Sean and Chelsea Salvatore, in an R-20/25 zone (SPU #575), *March 7*

**10. RECEIPT OF NEW APPLICATIONS**

**11. ADJOURNMENT**