

5. APPROVAL OF MINUTES

A. Regular meeting of April 4, 2017

Mr. Sinclair made a motion to approve the Minutes as presented. Ms. Clock seconded. Motion passed unanimously on a voice vote.

6. BUSINESS MEETING

A. Southington Water Department, request for 8-24 approval to install approximately 1400' of continuous new 12" water main on Flanders Road/Pattonwood Drive and 1500' of 12" water main on Shuttle Meadow Road (MR#509)

Fred Rogers, Southington Water Department Superintendent presented the application.

Briefly, it is about 1500' of water main from where we terminate on Flanders up to Pattonwood and then down Pattonwood about 400' to make a connection at Thunderbird. That neighborhood is currently operated by Valley Water System. We exercising our exclusive service area right for which there is an agreement that has been in place for about 50 years to do so.

The same thing with the Shuttle Meadow Road portion. We do have a well on that side of town. Fairly robust well. That will enable us to capture that neighborhood and create a hydraulic loop in our system which is a positive kind of redundancy thing for fire protection and supply.

Again, we'll capture approximately 90 customers.

This also ties to the East Side Pressure Zone Project which we built a 1-million-gallon tank. Some of you received letters about the pressure going up in your neighborhood. We have a pump station on the high school property.

It's all connected as part of our capital plan. With that, it's pretty straight forward. We expect to complete that work within the next few months based on this approval.

Mr. Chaplinsky asked if he was going to dig up all the chip seal roadwork in that area. Mr. Rogers said whatever he does he will repair.

Mr. Sinclair made a motion to send back a favorable 8-24. Mr. Chaplinsky seconded. Motion passed 7 to 0 on a roll call vote.

B. Richard Close, site plan modification application to construct outdoor patio, 959 Meriden Waterbury Road, property of 42 Simms Road Associates, LLC in a B zone (SPR #1702.0)

Richard Close, 835 Moss Lane, Cheshire, CT. I may or may not be prepared for this. I did get an email from staff but I was away last week. I will do the best I can.

A lot of our customers are looking for the outside seating that we once had a couple of years ago. We'd like to redo that and take advantage of the area outside.

Mr. Phillips indicated this ready for action. The parking spaces they are sacrificing are actually going to be replaced in the common parking area on the other side of the building next door.

Mr. Sinclair made a motion to approve. Mr. Chaplinsky seconded. Motion passed 7 to 0 on a roll call vote.

C. Beacon Electric, Inc. site plan modification for revision of parking and curb cut, 306 Clark Street, property of D & B at Clark, LLC, in an I-1 zone (SPR #1709.1)

Sev Bovino, Planner, with Kratzert, Jones & Associates represented the applicant.

The property is located at 306 Clark Street Extension.
(Indicated)

This was a previously approved site plan. There is a site plan modification before you. One of the tenants that is going to take up this space (indicating) wanted to have their own small area here (indicating) without having to worry about backing into the traffic to go back and forth with the rest of the building. That's basically the change.

Any questions, glad to answer them.

Mr. Chaplinsky clarified: Is the request to make the additional curb cut there? Mr. Bovino said yes, there is a request for an additional curb cut. We have the parking lined up like they have it up against the building. Here is the curb cut where they enter straight in to their operation which is at this end of the building. They don't want to park here (indicating) and be subject to the continuous traffic flow for the rest of the building.

There's I believe two additional parking spaces. It is 35 to 37.

Mr. Chaplinsky asked if staff had any concerns with circulation with respect to the change.

Mr. Bovino stated actually this helps the circulation to move around.

Mr. Phillips indicated this item was ready for action.

Mr. Sinclair made a motion to approve. Mr. Cabata seconded. Motion passed 7 to 0 on a roll call vote.

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), extended from April 4th

Mr. Phillips advised this is still under extension. It can be extended until June. I have an inquiry into the developer to see what their plan is going to be.

Mr. Chaplinsky made a motion to table which Mr. Sinclair seconded. Motion passed unanimously on a voice vote.

E. Request for 8-24 approval for the modification of the DePaolo Drive lease (MR #510)

Attorney Sciota said this lease started in 2013. This is the Supreme Industries property off of DePaolo Drive. They've been working diligently for many years and they're up and running. They've asked

for council approval of an additional area which is approximately one acre. (Refer to the map) They are going to use the area more than likely for their snow storage. The council has sent it to you for an 8-24. At this point the administration favors it.

Mr. Chaplinsky made a motion to send back a favorable 8-24. Mr. Sinclair seconded. Motion passed 7 to 0 on a roll call vote.

7. REGIONAL PLANNING COMMISSION UPDATE

No meeting to report on until May.

8. ADMINISTRATIVE ITEMS

None this evening.

9. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Zoning Text Amendment to Sections 2,4,5,8,9,11,12 and 14 (ZA #592), May 2

10. RECEIPT OF NEW APPLICATIONS

One came in today.

11. ADJOURNMENT

Mr. Sinclair made a motion to adjourn which Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 7:13 o'clock, p.m.)