

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 Sinclair
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Joe Coviello, Alternate
Ross Hart, 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, May 2, 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. APPOINTMENT OF ALTERNATE COMMISSIONER**
- 5. APPROVAL OF MINUTES**
 - A. Regular meeting of April 18, 2017
- 6. PUBLIC HEARING**
 - A. Zoning text amendment: Modifications to Section 2 – Definitions, Section 4 – Business Zone Requirements, Section 5 - Industrial Zone Requirements, Section 8 – Special Permit Use, Section 9 – Site Plan Review, Section 11 – Special Regulations, Section 12 – Automobile Parking and Loading Area Provisions, and Section 14 – Administration and Enforcement for the purposes of definition clarification, unification of kennel requirements, legal notice to abutters responsibility, enabling digital application submittal, reestablishment of non-conforming buildings damaged by accidents, side yard interpretations for lot lines bisecting buildings, allow up to 10% in excess parking, and require paved driveway aprons. (ZA #592)
- 7. BUSINESS MEETING**
 - A. Zoning text amendment: Modifications to Section 2 – Definitions, Section 4 – Business Zone Requirements, Section 5 - Industrial Zone Requirements, Section 8 – Special Permit Use, Section 9 – Site Plan Review, Section 11 – Special Regulations, Section 12 – Automobile Parking and Loading Area Provisions, and Section 14 – Administration and Enforcement for the purposes of definition clarification, unification of kennel requirements, legal notice to abutters responsibility, enabling digital application submittal, reestablishment of non-conforming

buildings damaged by accidents, side yard interpretations for lot lines bisecting buildings, allow up to 10% in excess parking, and require paved driveway aprons. (ZA #592)

- B. 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 18*
- C. Tilcon Connecticut, Inc., request for two year extension of Earth Excavation approval, West Queen Street and Welch Road, in an I-1 zone (EE #24.15)
- D. Request for road acceptance: Wolf Hill from West Center Street to its terminus, a total distance of 370 feet (.07mi), pending receipt of a 25,000 maintenance bond, (S #1299)

8. ADMINISTRATIVE ITEMS

9. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- St. Dominic Church, Modification of Special Permit approval to increase the child capacity from 60 children to 120 children, 1050 Flanders Road, in an R-40 zone (SPU #555.1), *May 16*

10. RECEIPT OF NEW APPLICATIONS

11. ADJOURNMENT