

# PLANNING AND ZONING COMMISSION

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



Michael DelSanto, Chair  
Paul Chaplinsky, Vice-Chair  
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Susan Locks  
James Morelli  
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Theodore Cabata, Alternate  
Joe Coviello, Alternate  
Ross Hart, Alternate  
Peter Santago, 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, July 18, 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 June 20, 2017

**5. PUBLIC HEARINGS**

A. Petition of John Senese (Calco Construction and Development Company) to change the zone from R-12 (residential) to Business Overlay Zone (BOZ), properties located at 3,4,5,6,7,9,10,11,12,14,15,16,17 Chaffee Lane; 1,2,3,4,5,6,7,8 Stoughton Road and 2,4,5,6,7 Upson Drive (Assessor's Map 181, Parcels 31,56,32,55,33,39,46,40, 45, 44, 41, 43, 42, 47, 54, 48, 53, 49, 52,50, 51, 37, 38 and portions of 34, 35, 36), (ZC #558)

B. Festival Fun Parks, LLC, Earth Excavation application to remove 61,000 yards of material for potential amusement park expansion, parking area or picnic area, 2304 Mount Vernon Road, in an R-40 and R-80 zone (EE #144)

C. Rosaline LeBlanc, special permit use application for reapproval of parent/grandparent apartment for new owner, property located at 90 Budding Ridge, in an R-40 zone (SPU #580)

**6. BUSINESS MEETING**

A. Petition of John Senese (Calco Construction and Development Company) to change the zone from R-12 (residential) to Business Overlay Zone (BOZ), properties located at 3,4,5,6,7,9,10,11,12,14,15,16,17 Chaffee Lane; 1,2,3,4,5,6,7,8 Stoughton Road and 2,4,5,6,7 Upson Drive (Assessor's Map 181, Parcels 31,56,32,55,33,39,46,40, 45, 44, 41, 43, 42, 47, 54, 48, 53, 49, 52,50, 51, 37, 38 and portions of 34, 35, 36), (ZC #558)

- B. Festival Fun Parks, LLC, Earth Excavation application to remove 61,000 yards of material for potential amusement park expansion, parking area or picnic area, 2304 Mount Vernon Road, in an R-40 and R-80 zone (EE #144)
- C. Rosaline LeBlanc, special permit use application for reapproval of parent/grandparent apartment for new owner, property located at 90 Budding Ridge, in an R-40 zone (SPU #580)
- D. Garrett Homes, LLC, site plan application for a proposed 9,367 s.f. building, 1724 Meriden-Waterbury Road, owned by 1724 Meriden-Waterbury Road, LLC, in a B zone (SPR #1733), *tabled from June 20*
- E. 8-24 referral for the bond ordinance regarding the ordinance appropriating \$930,000 for costs related to the installation of the Miller Farms Sewer Pump Station and authorizing the issuance of \$930,000 bonds, notes and temporary notes to finance said appropriation, for an aggregate appropriation (MR #514)
- F. 8-24 referral the abandonment of stub off of Acre Way (MR #515)
- G. Release of \$9,000 E & S bond, Wolf Hill Subdivision (S #1299)
- H. Release of \$8,500 E & S bond, Liberty Station (SPR #1674)

**7. ADMINISTRATIVE ITEMS**

**8. ITEMS TO SCHEDULE FOR PUBLIC HEARING**

**9. RECEIPT OF NEW APPLICATIONS**

**10. ADJOURNMENT**