

PLANNING AND ZONING COMMISSION

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



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Jennifer Clock, Secretary
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Robert A. Phillips, MS, MPA, AICP
Director of Planning and
Community Development

David Lavallee
Assistant Town Planner

Matthew Reimondo
Zoning Enforcement Officer

AGENDA

**Tuesday, September 5, 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 August 15, 2017

5. PUBLIC HEARINGS

A. 1321 Flanders, LLC, Special Permit Application for a garage in excess of three garage spaces, 1321 Flanders Road, in an R-80 zone (SPU #583)

B. John Senese (Calco Construction & Development, Inc.), Petition to modify the zoning regulations contained within the Business Overlay Zone (BOZ), specifically Sections 4.04 and 9-10 of the Town of Southington Zoning Regulations (ZA #593)

6. BUSINESS MEETING

A. 1321 Flanders, LLC, Special Permit Application for a garage in excess of three garage spaces, 1321 Flanders Road, in an R-80 zone (SPU #583)

B. John Senese (Calco Construction & Development, Inc.), Petition to modify the zoning regulations contained within the Business Overlay Zone (BOZ), specifically Sections 4.04 and 9-10 of the Town of Southington Zoning Regulations (ZA #593)

C. Town of Southington, FF and Site Plan application for Water Pollution Plant upgrades to meet NPDES permit requirements; construction of a 10,550 square foot phosphorus removal building and miscellaneous site improvements including odor control, property located at 999 Meriden-Waterbury Turnpike (Assessor's Map 032, Parcel 86) in an R-20/25 zone (FF #254/SPR #1738, *tabled from August 15*)

- D. 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), *tabled from August 15*
- E. Pergjoni Family Jewelers, request for release of \$6,300 Erosion and Sedimentation bond, 824 South Main Street (SPR #1645), *tabled from August 15*
- F. Request for release of \$46,200 subdivision bond, South Farms subdivision, Triano Drive (S #1211.2)
- G. Request for release of \$20,000 erosion and sedimentation bond, South Farms subdivision, Triano Drive (S #1211.3)
- H. Request for release of \$5,250 erosion and sedimentation bond, Twin Pond Terrace (S #1313)
- I. Request for release of \$4,320.00 subdivision bond, Twin Pond Terrace (S #1313)
- J. Request for reduction of subdivision bond to a new amount of \$161,000, Woodland Heights, Loper Street, Phase 1 (Aspen Way), (S #1312)
- K. Request for release of \$9,120 erosion and sedimentation bond, CV Tool, 44 Robert Porter Road (SPR #1680.1)

7. ADMINISTRATIVE ITEMS

8. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Siobhan S. Costello, Home Occupation application for a one-client-at-a-time Pilates Studio, property located at 58 Todd Road, in an R-20/25 zone (HO #67), *September 19*
- Denis Bougle, Special Permit application for a detached 40 x 30 garage which will bring the total garage spaces in excess of three, property located at 125 Roaring Brook Drive, in an R-80 zone (SPU #584), *September 19*
- Maria Czop, Special Permit application for a detached 24 x 23 garage and gazebo which will bring the total number of garage spaces in excess of three, property located at 510 Winding Ridge, in an R-80 zone (SPU #585), *September 19*

9. RECEIPT OF NEW APPLICATIONS

10. ADJOURNMENT