

PLANNING AND ZONING COMMISSION

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



Michael DelSanto, Chair
Paul Chaplinsky, Vice-Chair
Jennifer Clock, Secretary
Robert Hammersley
Susan Locks
James Morelli
James Sinclair
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 Lavalley
Assistant Town Planner

Matthew Reimondo
Zoning Enforcement Officer

AGENDA

**Tuesday, November 21, 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. ELECTION OF OFFICERS**
 - **Chair**
 - **Vice-Chair**
 - **Secretary**
 - **Appointment of Alternates**
- 5. APPROVAL OF MINUTES**
 - A. Regular meeting of October 17, 2017
- 6. PUBLIC HEARINGS**
 - A. Joann and Matthew Oates, Home Occupation application for home office for auto glass company, 216 Meriden/Waterbury Turnpike, in an R-12 zone (HO #68)
 - B. Lovley Development, Inc., Special Permit application to construct garage space exceeding that which is allowed on a new proposed home, property owned by Ross E and Janis L. Cook, Jr., located at 488 Winding Ridge, in an R-80 zone (SPU #586)
- 7. BUSINESS MEETING**
 - A. Joann and Matthew Oates, Home Occupation application for home office for auto glass company, 216 Meriden/Waterbury Turnpike, in an R-12 zone (HO #68)

- B. Lovley Development, Inc., Special Permit application to construct garage space exceeding that which is allowed on a new proposed home, property owned by Ross E and Janis L. Cook, Jr., located at 488 Winding Ridge, in an R-80 zone (SPU #586)
- C. F & F Concrete, site plan modification to change location of building and associated parking, 111 Atwater Street, in an I-2 zone (SPR #1715.1)
- D. Release of \$8,000 maintenance bond, Merry Oaks Estates (S #1244)
- E. Release of \$15,000 Maintenance bond, North Ridge Estates, Phase I & 2 (S #1302)
- F. Reduction of subdivision bond from \$202,000 to a new amount of \$54,000, East Gate Meadows (S #1298)
- G. Reduction of subdivision bond from \$650,000 to a new amount of \$384,500, North Ridge Estates (S #1302)
- H. Request for five (5) year extension of approved site plan, 60 Mastrianni Place (SPR #1353.1)
- I. Request for 5 year extension of subdivision approval, retroactive to September 4, 2017, The ARC of Southington, 314 Summer Street (S #1291)
- J. Release of \$6,000 E & S bond, Pro Caire, LLC, 51 Triano Drive (SPR #1608.1)
- K. Acceptance of Fragola Drive from West Center Street to its terminus, a total distance of 740 feet (.14 mi) and Fral Court from Fragola Drive to its terminus, a total distance of 530 feet (.10 mi) subject to the receipt of a \$35,000 maintenance bond (S #1310)
- L. Release of \$203,000 subdivision bond pending receipt of a \$35,000 maintenance bond, West Valley Development (S #1310)
- M. Informal Discussion for redevelopment on corner of West and Curtiss Streets.

8. ADMINISTRATIVE ITEMS

- Preservation Subdivision Discussion

9. REGIONAL PLANNING COMMISSION UPDATE

10. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- A. Joann and Matthew Oates, Home Occupation application for home office for auto glass company, 216 Meriden/Waterbury Turnpike, in an R-12 zone (HO #68), *December 5*
- B. J.R. Clisham, Special Permit application to construct multiple buildings on one parcel, property owned by Fifteen Eighty-eight Group, LLC, located at 1588 Meriden-Waterbury Turnpike, in an I-1 zone (SPU #587), *December 5*

C. Wonk Road Partnership, Special Permit application to construct an age-restricted multi-family development of 40 units, property located at 37 & 43 Hunters Lane, in an R-12 zone (SPU #588), *January 2, 2018*

11. RECEIPT OF NEW APPLICATIONS

12. ADJOURNMENT