

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 Lavallee
Assistant Town Planner

Matthew Reimondo
Zoning Enforcement Officer

AGENDA

**Tuesday, January 2, 2018
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 December 5, 2017

5. PUBLIC HEARINGS

A. Matt Cusson, Special Permit application to construct a garage which will bring the total number of garage spaces to in excess of three, 136 Sheffield Place, in a R-40 zone (SPU #589)

B. Karen Perzanowski, Special Permit application to construct a 30' x 30' detached garage which will bring the total number of garage spaces to excess of three, 40 Nunzio Drive, in an R-20/25 zone (SPU #590)

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)

D. Midland Retail, modification of special permit approval to construct multiple buildings on a lot for a proposed 46,211 s.f. commercial building/public service garage for a AAA facility, properties located at 775, 785, 801, 811 Queen Street; 2, 4, 6 Upson Drive; 3,5, 7 Chaffee Lane; properties owned by: Lot 24-FCP, LLC; Lot 25,26,36-East Queen LLC; Lot 27,32-West Queen Developers, LLC; Lot 28,29,33,34-John Senese; Lot 31-Dana Dipietro; Lot 35- Twinco Corp., in a B zone (SPU #564.1)

6. BUSINESS MEETING

- A. Matt Cusson, Special Permit application to construct a garage which will bring the total number of garage spaces to in excess of 3, 136 Sheffield Place, in a R-40 zone (SPU #589)
- B. Karen Perzanowski, Special Permit application to construct a 30' x 30' detached garage which will bring the total number of garage spaces to excess of 3, 40 Nunzio Drive, in an R-20/25 zone (SPU #590)
- 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)
- D. Midland Retail, modification of special permit approval to construct multiple buildings on a lot for a proposed 46,211 s.f. commercial building/public service garage for a AAA facility, properties located at 775, 785, 801, 811 Queen Street; 2, 4, 6 Upson Drive; 3,5, 7 Chaffee Lane; properties owned by: Lot 24-FCP, LLC; Lot 25,26,36-East Queen LLC; Lot 27,32-West Queen Developers, LLC; Lot 28,29,33,34-John Senese; Lot 31-Dana Dipietro; Lot 35- Twinco Corp., in a B zone (SPU #564.1)
- E. Midland Retail, site plan modification to construct a proposed 46,211 s.f. commercial building/public service garage for a AAA facility, properties located at 775, 785, 801, 811 Queen Street; 2, 4, 6 Upson Drive; 3,5, 7 Chaffee Lane; properties owned by: Lot 24-FCP, LLC; Lot 25,26,36-East Queen LLC; Lot 27,32-West Queen Developers, LLC; Lot 28,29,33,34-John Senese; Lot 31-Dana Dipietro; Lot 35- Twinco Corp., in a B zone (SPR #1716.3)
- F. J.R. Clisham, site plan application for a 59,975 sq.ft. storage facility, 1588 Meriden-Waterbury Turnpike, in an I-1 zone (SPR #1742), *tabled from December 5*
- G. 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), *tabled from December 5*
- H. Request for approval under Section 8-24 for the South End Pump station (MR #517)
- I. Ridgeview Village, LLC, request for reapproval of site plan for 60 units originally approved on February 3, 2004, 1985 West Street, in a B zone (SPR #1360.3)
- J. Southington-Cheshire Community YMCA, request for 5 year extension of site plan, 1000 East Street (SPR #1630)
- K. Southington-Cheshire Community YMCA, request for extension of Earth Excavation approval, 1000 East Street (EE #141)
- L. Carpenter Realty Co. request for release of \$20,000 performance bond, Lots 5 and 6, Triano Drive (S #1211.3)

7. APPOINTMENT OF REPRESENTATIVE TO CRCOG

8. ADMINISTRATIVE ITEMS

9. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Maryellen Nilson, Allison and David D'Urbano, Special permit application for parent/grandparent apartment, property owned by AA Denorfia Bldg. & Dev. LLC, located at 129 Aspen Way, in an R-20/25 zone (SPU #591), *January 16*

10. RECEIPT OF NEW APPLICATIONS

11. ADJOURNMENT