

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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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 16, 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 January 2, 2018

5. PUBLIC HEARINGS

A. 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)

B. 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), **APPLICANT HAS REQUESTED A CONTINUANCE OF THE PUBLIC HEARING TO FEBRUARY 6**

6. BUSINESS MEETING

A. 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)

A. 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), *tabled from January 2*

- B. 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), *tabled from January 2*
- C. 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), *tabled from January 2*
- D. 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 January 2*
- E. 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), *tabled from January 2*
- F. Gary Eucalitto, site plan application for a proposed 7,510 s.f. retail building with 24 paved parking spaces. Development also includes concrete sidewalks, stormwater management system, utility connections, LED site lighting and landscaping, property owned by David Dellavecchia, located at 2091 West Street, in a B zone (SPR #1743)
- G. Napoli Associates, reduction of E & S bond from \$10,000 to a new amount of \$2,500, 12 and 30 Knotter Drive (SPR #1688)
- H. Napoli Associates, release of \$23,000 Public Improvement bond, 12 and 30 Knotter Drive (SPR #1688)
- I. Mariani Construction, LLC, release of \$3,300 E & S bond, 2168 Meriden-Waterbury Turnpike (SPR #1565)
- J. Mariani Construction, LLC, release of \$4,800 Public Improvement bond, 2168 Meriden-Waterbury Turnpike (SPR #1565)

8. ADMINISTRATIVE ITEMS

9. ITEMS TO SCHEDULE FOR PUBLIC HEARING

10. RECEIPT OF NEW APPLICATIONS

11. ADJOURNMENT