

PLANNING AND ZONING COMMISSION

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



Michael DelSanto, Chair
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Jennifer Clock, Secretary
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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, February 6, 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 16, 2018

5. PUBLIC HEARINGS

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), *continued from January 16*

6. BUSINESS MEETING

A. 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 16*

B. 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 16*

- 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), *tabled from January 16*
- 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 16*
- E. 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), *tabled from January 16*
- F. Release of \$2,500 Erosion and Sedimentation bond, 675 Queen Street (McDonalds) (SPR #1596)
- G. Release of \$9,400 Public Improvement bond, 675 Queen Street (McDonalds) (SPR #1596)
- H. Release of \$1,000 Erosion and Sedimentation bond, 132 Townline Road (SPR #1665)
- I. Informal Discussion Request – Commission determination of an auto racing shop/storage use as an allowable use in an I-1 zone.
- J. Discussion to consider support for CHR Tax Credits for Factory Square Redevelopment.

7. ADMINISTRATIVE ITEMS

8. ITEMS TO SCHEDULE FOR PUBLIC HEARING

9. RECEIPT OF NEW APPLICATIONS

10. ADJOURNMENT