

# PLANNING AND ZONING COMMISSION

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



Michael DelSanto, Chair  
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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

**Tuesday, April 17, 2018**

**John Weichsel Municipal Center  
Assembly Room  
196 North Main Street**

**\*\*REVISED\*\***  
**AGENDA**

**6:45 p.m.**

- 1. EXECUTIVE SESSION to discuss pending litigation.**

**7:00 p.m.**

- 1. CALL TO ORDER**

- 2. ROLL CALL**

- 3. DETERMINATION OF QUORUM**

- 4. APPROVAL OF MINUTES**

A. Regular meeting of April 3, 2018

- 5. PUBLIC HEARING ITEMS**

A. James D. and Joyce Voisine, special permit application to allow operation of a consignment/antique business with outdoor display of inventory during business hours, and seeking outdoor storage in rear of building within allowable footprint/distance from building, 1126 Queen Street, in a B zone (SPU #595), *continued from April 3*

B. About Wellness, LLC, special permit application for a medical marijuana dispensary, 30 Knotter Drive, owned by Napoli Associates, LLC, in a B zone (SPU #596)

C. Wayne Lukonis, special permit application for a garage in excess of three spaces, 23 Mount Vernon Road, in an R-20/25 zone (SPU #597)

D. Bagno, LLC, Special Permit Application to construct a garage in excess of three spaces, 114 Brookfield Court, in an R-40 zone (SPU #598)

**6. BUSINESS MEETING**

- A. Action on settlement of appeal by Wonk Road Partnership SPECIAL PERMIT application (SPU #588)
- B. Wonk Road Partnership, site plan application to construct an age-restricted multi-family development of forty (40) units, 37 and 43 Hunters Lane, in a R-12 zone (SPR #1752)
- C. James D. and Joyce Voisine, special permit application to allow operation of a consignment/antique business with outdoor display of inventory during business hours, and seeking outdoor storage in rear of building within allowable footprint/distance from building, 1126 Queen Street, in a B zone (SPU #595), *continued from April 3*
- D. James D. and Joyce Voisine, site plan application to operate consignment/antique business, 1126 Queen Street, in a B zone (SPR #1748), *tabled from April 3*
- E. About Wellness, LLC, special permit application for a medical marijuana dispensary, 30 Knotter Drive, Unit 1, owned by Napoli Associates, LLC, in a B zone (SPU #596)
- F. About Wellness, LLC, site plan application for medical marijuana dispensary, 30 Knotter Drive, Unit 1, owned by Napoli Associates, LLC, in a B zone (SPR #1749)
- G. Wayne Lukonis, special permit application for a garage in excess of three spaces, 23 Mount Vernon Road, in an R-20/25 zone (SPU #597)
- H. Bagno, LLC, Special Permit Application to construct a garage in excess of three spaces, 114 Brookfield Court, in an R-40 zone (SPU #598)
- I. Hidden Valley, site plan modification application to convert batting cages and open land to go-kart track and expand deck, canopy and building for mini golf staff, property located at 2060 West Street, owned by Rossi Partners, LLC, in a B zone (SPR #1679.1)

**7. ADMINISTRATIVE ITEMS**

**8. ITEMS TO SCHEDULE FOR PUBLIC HEARING**

**9. RECEIPT OF NEW APPLICATIONS**

**10. ADJOURNMENT**