

PLANNING AND ZONING COMMISSION

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



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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, August 21, 2018
7:00 p.m.**

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

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. DETERMINATION OF QUORUM

4. APPROVAL OF MINUTES

A. Regular meeting of July 17, 2018

5. PUBLIC HEARINGS

A. Southington Water Department, Special Permit Application to construct a new 65-ft water storage tank and a 120-ft tall communications tower, including demolition of existing water storage tanks, new communications buildings and site work, property located at 435 and 471 (rear) Mill Street, in zones R-20/25 and R-12 (SPU #605), *continued from July 17*

B. Prosperity Park Condo Association, Special Permit Application for re-approval of buffer modification on the south side of the complex, 30 Prosperity Court (SPU #435.5)

C. Application of Kratzert, Jones & Associates for a Zoning Regulation amendment proposing to establish an Elderly Housing Opportunity District (EHOD) (ZA #594)

D. Barbara Turcotte, Special Permit Application to construct a garage in excess of 3 spaces, property located at 184 Blue Hills Drive, in an R-40 zone (SPU #607)

6. BUSINESS MEETING

- A. Southington Water Department, Special Permit Application to construct a new 65-ft water storage tank and a 120-ft tall communications tower, including demolition of existing water storage tanks, new communications buildings and site work, property located at 435 and 471 (rear) Mill Street, in zones R-20/25 and R-12 (SPU #605), *continued from July 17*
- B. Southington Water Department, site plan application to construct a new 65-ft water storage tank and a 120-ft tall communications tower, including demolition of existing water storage tanks, new communications buildings and site work, and requesting a waiver of the communications tower fall radius requirement, property located at 435 and 471 (rear) Mill Street, in zones R-20/25 and R-12 (SPR #1760), *tabled from July 17*
- C. Prosperity Park Condo Association, Special Permit Application for re-approval of buffer modification on the south side of the complex, 30 Prosperity Court (SPU #435.5)
- D. Prosperity Park Condo Association, site plan application for re-approval of access location to formerly Sabatella property, 30 Prosperity Court, in an R-12 zone (SPR #1497.3)
- E. Application of Kratzert, Jones & Associates for a Zoning Regulation amendment proposing to establish an Elderly Housing Opportunity District (EHOD), in an R-12 zone (ZA #594)
- F. Barbara Turcotte, Special Permit Application to construct a garage in excess of 3 spaces, property located at 184 Blue Hills Drive, in an R-40 zone (SPU #607)
- G. 231 Realty, LLC, site plan application for 2 additions totaling 4,720 sq.ft., 231 Captain Lewis Drive, in an I-1 zone (SPR #1761)
- H. Town of Southington, Site plan application to install a 25' flagpole next to the 9/11 Memorial, property located on the linear trail adjacent to 83 West Main Street, in an I-2 zone (SPR #1762)
- I. Kinsmen Brewing Co, site plan application for parking lot improvements, 409 Canal Street, in an I-1 zone (SPR #1763)
- J. Request for 2nd 90 day extension to file mylar, King's Ridge Subdivision, (S #1319)
- K. Reduction of \$54,000 subdivision bond to maintenance bond amount of \$20,000, East Gate Meadows/Steeple Chase (S #1298)
- L. Release of \$19,450 public improvement bond, Dollar General, 1724 M&W Rd (SPR #1743)
- M. Informal Discussion: Mission BBQ

7. ADMINISTRATIVE ITEMS

- Administrative Review Authorization: Site plan application of EnterSolar to install solar panels on roof at BJ's Warehouse, 75 Spring Street, in a B zone (SPR #1764)

8. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- A. Stuart and Amanda Adendorff, special permit application for reapproval/transfer of previously approved parent/grandparent apartment to new owners, 381 North Star Drive, in an R-40 zone (SPU #608), *September 4*
- B. Amanda and Nicholas Recchini, special permit application to construct parent/grandparent apartment in conjunction with the construction of a new home, property owned by AA Denorfia Building and Development, 38 Teakwood Drive, in an R-20/25 zone (SPU #609), *September 18*
- C. AHCO, LLC, special permit application for two buildings on one parcel, 72 Industrial Drive, in an I-1 zone (SPU #610), *September 18*

9. RECEIPT OF NEW APPLICATIONS

10. ADJOURNMENT