

# PLANNING AND ZONING COMMISSION

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



Michael DelSanto, Chair  
Paul Chaplinsky, Vice-Chair  
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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

**Tuesday, October 2, 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 September 18, 2018

### **5. PUBLIC HEARINGS**

A. Michele Krom, Special permit application for garage in excess of 3 spaces, 44 Rochela Drive, in an R-40 zone (SPU #612), *continued from September 18*

B. Proposed zone boundary change from I-2 to CB, properties located at 62 West Main Street (rear) (075/180); 42 West Main Street (075-179); 76 West Main Street (075/181); 120 West Main Street (074/072); 35 West Main Street (075/028); 19 West Main Street (075/029); 13 West Main Street (075/030); 7 West Main Street (075/032); 29 West Main Street (075/031); 119 West Main Street (074/068); 111 West Main Street (074/069); 55 West Main Street (075/026); 57 West Main Street (075/025); 83 West Main Street (075/024) (ZC #560)

### **6. BUSINESS MEETING**

A. Michele Krom, Special permit application for garage in excess of 3 spaces, 44 Rochela Drive, in an R-40 zone (SPU #612) *tabled from September 18*

B. Proposed zone boundary change from I-2 to CB, properties located at 62 West Main Street (rear) (075/180); 42 West Main Street (075-179); 76 West Main Street (075/181); 120 West Main Street (074/072); 35 West Main Street (075/028); 19 West Main Street (075/029); 13 West Main Street (075/030); 7 West Main Street (075/032); 29 West Main Street (075/031); 119 West

Main Street (074/068); 111 West Main Street (074/069); 55 West Main Street (075/026); 57 West Main Street (075/025); 83 West Main Street (075/024) (ZC #560)

- C. AHCO, LLC, site plan application to construct 2 buildings and associated parking, loading and circulation areas, 72 Industrial Drive, in an I-1 zone (SPR #1765)
- D. Reduction of subdivision bond from \$319,350 to a new amount of \$33,480, West Mountain View Estates (S #1318), *tabled from September 18*
- E. Informal Discussion – Lovley Development, South End Road

**7. ADMINISTRATIVE ITEMS**

- A. Open Space Preservation Subdivision Discussion
- B. Sign Subcommittee report
- C. Cannabis Committee report

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

- Jeff and Robin Beauchemin, special permit application for a garage in excess of 3 spaces, property located at 175 Farmingberry Drive, in an R-180 zone (SPU #613), *October 16*
- Lauren Wodnicki, home occupation application for home bakery, property located at 269 Annelise Avenue, in an R-20/25 zone (HO #69), *October 16*

**9. RECEIPT OF NEW APPLICATIONS**

**10. ADJOURNMENT**