

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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Theodore Cabata, Alternate
Joe Coviello, Alternate
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 16, 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 October 2, 2018

5. PUBLIC HEARINGS

A. Jeff and Robin Beauchemin, special permit application for a garage in excess of 3 spaces, property located at 175 Farmingberry Drive, in an R-80 zone (SPU #613)

B. Lauren Wodnicki, home occupation application for home bakery, property located at 269 Annelise Avenue, in an R-20/25 zone (HO #69)

C. 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), *continued from October 2*

6. BUSINESS MEETING

A. Jeff and Robin Beauchemin, special permit application for a garage in excess of 3 spaces, property located at 175 Farmingberry Drive, in an R-80 zone (SPU #613)

B. Lauren Wodnicki, home occupation application for home bakery, property located at 269 Annelise Avenue, in an R-20/25 zone (HO #69)

- C. 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), *tabled from October 2*
- D. Michele Krom, Special permit application for garage in excess of 3 spaces, 44 Rochela Drive, in an R-40 zone (SPU #612) *tabled from October 2*
- E. 8-24 referral to install a new back-up well (Well #2A) for Well #2, including improvements at Well #2 and the proposed Well #2A Complex (MR #521)

7. ADMINISTRATIVE ITEMS

- A. Open Space Preservation Subdivision Discussion
- B. Sign Subcommittee report
- C. Cannabis Committee report
- D. Adoption of 2019 meeting schedule

8. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Dennis Dombrowski, special permit application for addition to existing barns, 553 Laning Street, property owned by Paul T. Greenleaf, in an R-80 zone (SPU #614), *November 6*
- Jeffrey Zarrella, special permit application for garage in excess of 3 spaces, 1134 Woodruff Street, property of Carla V. Mongillo, in an R-40 zone (SPU #615), *November 6*

9. RECEIPT OF NEW APPLICATIONS

10. ADJOURNMENT