

PLANNING AND ZONING COMMISSION

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



Michael DelSanto, Chair
Paul Chaplinsky, Vice-Chair
Jennifer Clock, Secretary
Robert Hammersley
Susan Locks
James Morelli
Dagmara Scalise
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, November 20, 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 November 6, 2018

5. PUBLIC HEARINGS

A. Anthony Palmieri, 2 lot resubdivision application, 445 Lazy Lane, in a R-20/25 zone (S #1320)

B. Blair Gianatti, home occupation application for Cottage Food Operation, 388 Mulberry Street, in a R-20/25 zone (HO #72)

C. Kratzert, Jones & Associates, Inc., Petition to Enact a Zoning Regulation Amendment of Text for a proposed Elderly Housing Opportunity District (EHOD) regulations (ZA #595)

6. BUSINESS MEETING

A. Anthony Palmieri, 2 lot resubdivision application, 445 Lazy Lane, in a R-20/25 zone (S #1320)

B. Blair Gianatti, home occupation application for Cottage Food Operation, 388 Mulberry Street, in a R-20/25 zone (HO #72)

C. Kratzert, Jones & Associates, Inc., Petition to Enact a Zoning Regulation Amendment of Text for a proposed Elderly Housing Opportunity District (EHOD) regulations (ZA #595)

- D. CONEXC, LLC, site plan application to construct a 4,996 sf office and shop for construction business, 161 Birch Street, in an I-2 zone (SPR #1768)
- E. Lovley Development, Inc., 2 lot subdivision application, 200 Main Street, in a CB zone (S #1321)

7. ADMINISTRATIVE ITEMS

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

8. REGIONAL PLANNING COMMISSION UPDATE

9. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Dennis Dombroski, special permit application to expand an existing commercial horse stable, 553 Laning Street, property of Paul T. Greenleaf, in an R-80 zone (SPU #614), *December 4*
- Paul Indomenico, agent, special permit application for parent/grandparent apartment, 137 Knights Court, property owned by Emily Indomenico, in an R-20/25 zone (SPU #616), *December 4*
- Town of Southington, proposed zoning text change to Section 3-07 of the Zoning Regulations, Flexible Preservation Subdivision Design (ZA #596), *December 4*

10. RECEIPT OF NEW APPLICATIONS

11. ADJOURNMENT