

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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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, December 4, 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 20, 2018

5. PUBLIC HEARINGS

A. 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)

B. 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)

C. Town of Southington, proposed zoning text change to Section 3-07 of the Zoning Regulations, Flexible Preservation Subdivision Design (ZA #596)

D. Kratzert, Jones & Associates, Inc., Petition to Enact a Zoning Regulation Amendment of Text for a proposed Elderly Housing Opportunity District (EHOD) regulations (ZA #595), *continued from November 20*

6. BUSINESS MEETING

A. 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)

- B. Dennis Dombroski, site plan application for addition to existing barns for purpose of housing all existing horses and removal of all sheds, 553 Laning Street, property of Paul T. Greenleaf, in an R-80 zone (SPR #1766)
- C. 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)
- D. Town of Southington, proposed zoning text change to Section 3-07 of the Zoning Regulations, Flexible Preservation Subdivision Design (ZA #596)
- E. Kratzert, Jones & Associates, Inc., Petition to Enact a Zoning Regulation Amendment of Text for a proposed Elderly Housing Opportunity District (EHOD) regulations (ZA #595), *tabled from November 20*
- F. Chris Matusik, site plan modification to expand parking lot and drive-thru lane, 1731 Meriden-Waterbury Turnpike, in a B zone (SPR #1769)
- G. Southington Development Partners LLC, site plan for proposed one-story Dunkin restaurant with drive-thru window service, 1825 Meriden-Waterbury Turnpike, in a B zone (SPR #1770)
- H. Quinn Christopher, 2 lot subdivision application, 350 Town Line Road, in an R-40 zone (S #1322)
- I. Shant Madjarian, 2 lot subdivision application, 115 Water Street, property of 115 Water Street, LLC, in an I-1 zone (S #1323)
- J. Zoning use determination – 2156 Meriden-Waterbury Road
- K. Request for release of \$4,000 E & S bond, 158 Industrial Drive (SPR #1718)

7. ADMINISTRATIVE ITEMS

- A. Sign Subcommittee report
- B. Cannabis Committee report

8. ITEMS TO SCHEDULE FOR PUBLIC HEARING

9. RECEIPT OF NEW APPLICATIONS

10. ADJOURNMENT