

PLANNING AND ZONING COMMISSION

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



Michael DelSanto, Chair
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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, January 15, 2019
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 December 4, 2018

5. PUBLIC HEARINGS

A. Lovley Development, Inc., application for Zoning Text Amendment for proposed new section of the Town of Southington Zoning Regulations: Section 3-09 – Age Restricted Cluster Housing Zone (ZA #597)

6. BUSINESS MEETING

A. Lovley Development, Inc., application for Zoning Text Amendment for proposed new section of the Town of Southington Zoning Regulations: Section 3-09 – Age Restricted Cluster Housing Zone (ZA #597)

B. 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 December 4*

C. Southington Water Department, 8-24 referral for the installation of a 12” water main through Plantsville Center from the intersection of Summer Street and West Main Street to the intersection of West Main Street and Rt. 10. (Phase 1) and the installation of a 12” water main from the intersections of Summer/West Main Street to the intersection of West Main Street/Rt.10 and then South on South Main for approximately 900 feet (Phase 2) (MR #522)

- D. Chris Matusik, site plan modification to expand parking lot and drive-thru lane, 1731 Meriden-Waterbury Turnpike, in a B zone (SPR #1769), *tabled from December 4*
- E. 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), *tabled from December 4*
- F. Torrey S. Crane, Co., site plan modification application to construct a 260 s.f. loading dock, property located at 480 Summer Street, owned by 480 Summer, LLC, et al, in an I-2 zone (SPR #1771)
- G. Treden Properties, LLC, site plan modification for #46 - #50 to previously approved site plan, 54 Tridell Drive, in a B zone (SPR #1433.1)
- H. Cusano Realty, LLC, request for 5 year extension of site plan approval, 214 Canal Street, (SPR #1694)
- I. Release of \$18,720 public improvement bond, Courtyard by Marriott, 1081 West Street (SPR #1513.2)
- J. Reduction of \$42,000 subdivision bond to maintenance bond amount of \$8,000, Glenwood Park Estates (S #1301)
- K. Reduction of \$384,500 subdivision bond to maintenance bond amount of \$45,000, North Ridge Estates, Phases 3 – 5 (S #1302)
- L. Release of \$38,000 E & S bond, Steeplechase, East Gate Subdivision (S #1298)

7. ADMINISTRATIVE ITEMS

- A. Sign Subcommittee report
- B. Cannabis Committee report
- C. Open Space Grant Support
- D. Open Space and Land Acquisition report

8. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- B & R Corporation, special permit application for construction of one additional building to be used in support of ongoing site activities, property located at 49 DePaolo Drive, in an I-2 zone (SPU #617), *February 5*

9. RECEIPT OF NEW APPLICATIONS

10. EXECUTIVE SESSION to discuss pending litigation

11. ADJOURNMENT