

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
Joe Coviello, Alternate
Val Guarino, Alternate
Peter Santago, Alternate
Stuart Savelkoul, Alternate

Robert A. Phillips, MS, MPA, AICP
Director of Planning and
Community Development

David Lavallee
Assistant Town Planner

Matthew Reimondo
Zoning Enforcement Officer

**Tuesday, March 19, 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 March 5, 2019

5. PUBLIC HEARINGS

A. David Pepin, special permit application for garage in excess of 3 spaces, property located at 1564 Mount Vernon Road, in R-20/25 and R-80 zones (SPU #619)

B. Town of Southington, Amendment to Section 13 (signs) of the Zoning Regulations (ZA #599)

C. Mark Lovley, application for Zone Boundary Change from R-20/25 and R-40 to Age Restricted Cluster Housing Zone (ARCHZ), property located at 792 South End Road (ZC #561)

6. BUSINESS MEETING

A. David Pepin, special permit application for garage in excess of 3 spaces, property located at 1564 Mount Vernon Road, in R-20/25 and R-80 zones (SPU #619)

B. Town of Southington, Amendment to Section 13 (signs) of the Zoning Regulations (ZA #599)

C. Mark Lovley, application for Zone Boundary Change from R-20/25 and R-40 to Age Restricted Cluster Housing Zone (ARCHZ), property located at 792 South End Road (ZC #561)

- D. Susco Building Group, LLC, floodplain filling application to regrade site for new building, parking and storage area, property located at 49 Birch Street, in an I-2 zone (FF #260)
- E. Susco Building Group, LLC, site plan application to construct a 3,600 sf. building, parking area and outside storage area, property located at 49 Birch Street, in an I-2 zone (SPR #1773), *tabled from March 5*
- F. John J. Roncaioli, floodplain filling application for a proposed addition to house, 62 Echo Valley Road, in an R-20/25 zone (FF #259), *tabled from March 5*
- G. GLS, LLC, site plan application to construct a retail building, property located at 2110 Meriden-Waterbury Turnpike, in a B zone (SPR #1775)
- H. F & F Concrete, site plan application for 2,555 s.f. building addition, property located at 110 West Main Street, in an I-2 zone (SPR #1774)
- I. Release of \$7,800 E & S Bond, Dollar General, 2091 West Street (SPR #1743)
- J. Release of \$36,360 public improvement bond, Dollar General, 1724 Meriden-Waterbury Turnpike (SPR #1733)
- K. Release of \$1,700 Subdivision bond, Magnoli Enterprises, Loper Street (S #1300)
- L. Release of \$7,200 E & S bond, Magnoli Enterprises, Loper Street (S #1300 and S #1305)

7. ADMINISTRATIVE ITEMS

- A. Open Space and Land Acquisition report

8. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Rebecca and Brett Graham, special permit application for parent/grandparent apartment, property owned by Fral, LLC, located at 55 Fral Court, in an R-20/25 zone (SPU #620), *April 2*
- JonNic Enterprises, LLC, special permit application for garage in excess of 3 spaces, property owned by Matt and Sue Mikosz, located at 86 Lady Slipper Lane in an R-20/25 zone (SPU #621), *April 2*

9. RECEIPT OF NEW APPLICATIONS

10. ADJOURNMENT