

# 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, June 4, 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 May 7, 2019
- 5. PUBLIC HEARING**
  - A. Home Occupation application of Kathryn Albert to allow the sale of baked goods under the Cottage Food License, property located at 32 Kiefer Road, in an R-20/25 zone (HO #73)
- 6. BUSINESS MEETING**
  - A. 8-24 referral for the Bond Ordinance appropriating \$900,000 for the 2019 road improvement program (MR #526)
  - B. 8-24 referral for the Bond Ordinance appropriating \$2,930,000 for costs related to the acquisition of the John Weichsel Municipal Center property (MR #527)
  - C. Home Occupation application of Kathryn Albert to allow the sale of baked goods under the Cottage Food License, property located at 32 Kiefer Road, in an R-20/25 zone (HO #73)
  - D. Lazy Lane Industrial Associates, site plan application for a proposed 8,100 s.f. industrial building, 182 Lazy Lane, in an I-2 zone (SPR #1777)

- E. Joanne Etter, site plan application to convert existing residential building into professional office space and construct associated parking and landscaping, property owned by James and Linda Verrilli, located at 791 South Main Street, in a CB zone (SPR #1778)
- F. Inspired by Opportunity, LLC, site plan application for fast-food restaurant with sit-down dining and drive-through service, property owned by Southington Development Partners, LLC, located at 1799 Meriden-Waterbury Road, in a B zone (SPR #1779)
- G. Revision of previously approved floodplain filling application, North Ridge Golf Course, Welch Road (FF #250)
- H. 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 May 7*
- I. Release of \$15,000 maintenance bond, Baldwin Estates – Courtland Way (S #1224.1)

**7. ADMINISTRATIVE ITEMS**

- A. Open Space and Land Acquisition Report
- B. RPC Liaison Report

**8. ITEMS TO SCHEDULE FOR PUBLIC HEARING**

- A. Petition of Stephen M. Giudice dba Harry E. Cole & Son to enact a zoning regulation amendment of text, Section 3-04.2 of the Zoning Regulations (ZA #600), *June 18*
- B. Special Permit Application of Lovley Development to construct an age restricted housing development on property located at 792 South End Road, in an ARCHZ zone (SPU #622), *June 18*

**9. RECEIPT OF NEW APPLICATIONS**

**10. ADJOURNMENT**