

# PLANNING AND ZONING COMMISSION

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



Michael DelSanto, Chair  
Paul Chaplinsky, Vice-Chair  
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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, June 18, 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 June 4, 2019

**5. PUBLIC HEARING**

A. Petition of Stephen M. Giudice dba Harry E. Cole & Son to enact a zoning regulation amendment of text to Section 3-04.2 of the Zoning Regulations (ZA #600)

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)

**6. BUSINESS MEETING**

A. Petition of Stephen M. Giudice dba Harry E. Cole & Son to enact a zoning regulation amendment of text to Section 3-04.2 of the Zoning Regulations (ZA #600)

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)

C. Site plan application of Lovley Development, Inc. to construct 15 units of age-restricted homes, property located at 792 South End Road, in an ARCHZ zone (SPR #1780)

- 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), *tabled from June 4*
- E. 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), *tabled from June 4*
- F. Borghesi Building and Engineering Co., Inc., site plan application for an 18 x 30 addition, property located at 86 Queen Street (SPR #1781)
- G. Centrica Business Solutions, Inc., site plan application for the installation of 39.8' wide x 182.7' long solar canopy array over existing parking area and installation of solar panels on roof, property located at 261 Summit Street (The Summit of Plantsville), in an R-12 zone (SPR #1782)

**7. ADMINISTRATIVE ITEMS**

- A. Open Space and Land Acquisition Report
- B. RPC Liaison Report
- C. Heritage Committee Update
- D. Administrative Review Authorization: Site plan application of John Salerno for proposed reconstruction of grocery store, 887 Meriden-Waterbury Turnpike, in a B zone (SPR #1784)
- E. Administrative Review Authorization: Southington Country Club for proposed 374 square foot addition, 150 Savage Street, in an R-20/25 zone (SPR #1783)

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

**9. RECEIPT OF NEW APPLICATIONS**

**10. ADJOURNMENT**