

# 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, July 16, 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 18, 2019
- B. Special meeting of June 26, 2019

**5. PUBLIC HEARING**

- A. 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), *continued from June 18*
- B. Application of Stephen M. Giudice for a Zoning Regulation Amendment to Section 7A-00 of the Zoning Regulations (ZA #601)
- C. Application of Stephen M. Giudice for a Subdivision Regulation Amendment to Section 3-06 of the Subdivision Regulations (SA #27)

**6. BUSINESS MEETING**

- A. 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), *tabled from June 18*

- B. 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), *tabled from June 18*
- C. Application of Stephen M. Giudice for a Zoning Regulation Amendment to Section 7A-00 of the Zoning Regulations (ZA #601)
- D. Application of Stephen M. Giudice for a Subdivision Regulation Amendment to Section 3-06 of the Subdivision Regulations (SA #27)
- E. Town of Southington, floodplain filling application for various bridge repair work at 9 locations (FF #265)
- F. Lewis Realty, LLC, site plan application for proposed 6,000 s.f. building for retail, office and preparation, 919 Queen Street, in a B zone (SPR #1786)
- G. Release of \$25,200 public improvement bond, Connecticut Self-storage, 1588 Meriden-Waterbury Turnpike (SPR #1742.1)
- H. Road acceptance, Glenwood Park Road from its present terminus to its new terminus, a total distance of 285 feet (0.05 mi), Glenwood Park Estates Subdivision (S #1301)

**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 Bell City Rifle Club to construct a parking lot, property located at 1774 Mount Vernon Road, in an R-80 zone (SPR #1785)
- E. Administrative review authorization: Site plan application of Central Baptist Church to construct a 30' x 50' picnic pavilion, property located at 1505 West Street, in an R-40 zone (SPR #1786)

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

- A. Nutmeg Companies, Inc., special permit application for the construction of a truck wash facility, property located at 1300 South Main Street, owned by ZP Group, LLC, in a B zone (SPU #623), *August 20*
- B. Pearl Loika-Garbiel, special permit application for a dog grooming salon with no boarding, property located at 550 North Main Street, owned by King Shamrock, LLC, in a B zone (SPU #624), *August 20*

**9. RECEIPT OF NEW APPLICATIONS**

**10. ADJOURNMENT**