

PLANNING AND ZONING COMMISSION

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



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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 7, 2020
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. **PLEDGE OF ALLEGIANCE**
5. **MOMENT OF SILENCE**
6. **APPROVAL OF MINUTES**
 - A. Regular meeting of December 3, 2019
7. **PUBLIC HEARING**
 - A. Mark Lovley, proposed zone boundary change from I-2 to R-12, property located at 136 Curtiss Street, (parcel size 21 +/- acres) (ZC #562), *public hearing extended from December 3, 2019*
 - B. Hunter Build, LLC, proposed zone text amendment for a proposed new Section 3.10 entitled "Village Residential Zone District (VRZD)" to provide for new Zone District that allows for an inclusionary village residential community use, with an affordable or workforce housing component, as provided by Section 8-30g of the Connecticut General Statutes, "Affordable Housing Land Use Appeals Procedure" and revision to Section 7A-00 (ZA #603)

- C. Hunter Build, LLC, proposed zoning boundary change from R-12 to Village Residential Zone District (VRZD), to provide for more diverse housing opportunities in the Town of Southington consistent and in compliance with Section 8-30g of the Connecticut General Statutes, “Affordable Housing Land Use Appeals Procedure” property located at 136 Liberty Street, owned by Giammatteo, Inc., parcel size approximately 1.9 acres (ZC #563)
- D. Hunter Build, LLC, site plan application to permit a thirty (30) unit multi-family residential community development, with an affordable or workforce housing opportunity component, consistent and in compliance with Section 8-30g of the Connecticut General Statutes, “Affordable Housing Land Use Appeals Procedure”, property located at 136 Liberty Street, owned by Giammatteo, Inc., parcel size approximately 1.9 acres (SPR #1792)

8. BUSINESS MEETING

- A. Mark Lovley, proposed zone boundary change from I-2 to R-12, property located at 136 Curtiss Street, (parcel size 21 +/- acres) (ZC #562), *tabled from December 3, 2019*
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- E. John J. Roncaioli, Jr., flood plain filling application for garage addition and driveway, property located at 62 Echo Valley Road, in an R-20/25 zone, parcel size approximately .54 acres (FF #266)
- F. Release of \$9,500 E & S bond, Tradon, 168 Town Line Road (SPR #1721)
- G. Release of \$10,100 E & S bond, Old Orchard Estates, 229 Wonx Spring Road (S #1296)
- H. Reduction of E & S bond from \$10,000 to a new amount of \$2,500, 161 Birch Street (SPR #1768)
- I. Request for first 90 day extension to file mylar, Balmoral Estates subdivision, 61 Westwood Road (S #1325)

9. ADMINISTRATIVE ITEMS

10. RECEIPT OF NEW APPLICATIONS

- A. AutoZone Northeast, LLC, site plan application for a proposed 7,382 s.f. AutoZone building and associated parking lot, property located at 1776 and 1784 Meriden-Waterbury Turnpike, owned by 249 South East Road, LLC, in a B zone, (parcel size approximately +/- 1.6 acres) (SPR #1793)
- B. Lineberry Realty, LLC, site plan modification application for a proposed 2,835 s.f. addition, property located at 1223 Meriden-Waterbury Road, in a B zone, (parcel size approximately +/- .67 acres) (SPR #1794)
- C. Oak Hill Cemetery Association, site plan application for expansion of cemetery plots, phase one, property located at 105 Flanders Street, in a B zone, (parcel size approximately +/- 48.19 acres) (SPR #1795)

11. EXECUTIVE SESSION – to discuss pending litigation

12. ADJOURNMENT