

# PLANNING AND ZONING COMMISSION

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



Robert Hammersley, Chair  
Robert Salka, Vice Chair  
Peter Santago, Secretary  
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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, February 4, 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 SILENT REFLECTION**
- 6. APPROVAL OF MINUTES**
  - A. Regular meeting of January 21, 2020
- 7. PUBLIC HEARING**
  - A. 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), *continued from January 21, 2020*

- B. 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), *continued from January 21, 2020*
- C. 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), *continued from January 21, 2020*

**8. BUSINESS MEETING**

- A. 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), *tabled from January 21, 2020*
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- D. Request for 5 year extension of site plan approval, Eden Avenue and Main Street, Map 100, Parcel 017, (SPR #1711 and 1711.1)
- E. Request for release of \$15,250 E & S bond, Connecticut Self Storage, 1588 Meriden–Waterbury Turnpike (SPR #1742.1)

**9. ADMINISTRATIVE ITEMS**

**10. RECEIPT OF NEW APPLICATIONS**

**11. ADJOURNMENT**