

# 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 Lavalley  
Assistant Town Planner

Matthew Reimondo  
Zoning Enforcement Officer

**Tuesday, March 17, 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 March 3, 2020
- 7. PUBLIC HEARING**
  - A. Special Permit Application of Briarwood Real Estate Limited Partnership for a Master Plan of Individual Uses allowed under Section 3-01.2 – Special Permit uses in a Residential 80/40 zones, property located at 2279 Mount Vernon Road, in an R-40 zone (SPU #629)
- 8. BUSINESS MEETING**
  - A. Special Permit Application of Briarwood Real Estate Limited Partnership for a Master Plan of Individual Uses allowed under Section 3-01.2 – Special Permit uses in a Residential 80/40 zones, property located at 2279 Mount Vernon Road, in an R-40 zone (SPU #629)

- B. Torrey S Crane Co., site plan modification application to construct a 3,206 sq. ft. addition on property located at 480 Summer Street, owned by 492 Summer LLC, et al, located in an I-2 zone, parcel size .75 acres (SPR #1771.1), *tabled from March 3*
- C. Site plan application of Olive Branch Enterprises, LLC, to construct a 16' 6" x 19' 9" outside patio with columns and pergola roof, property located at 1217 South Main Street (Sliders), owned by Olivia Marina, LLC, in an B zone, parcel size .76 acres (SPR #1796)
- D. Request for release of \$1,200 Erosion and Sedimentation bond, 447 North Main Street (FF #258)
- E. Request for release of \$20,000 maintenance bond, Extension of Steeple Chase Drive, East Gate Meadows subdivision (S #1298)

**9. ADMINISTRATIVE ITEMS**

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

- Carlos and Maureen Vargas, special permit application for parent/grandparent apartment, property located at 91 Whistling Straits, owned by Lovley Development, Inc., in an R-40 zone (SPU #630), *April 7*
- Carlos and Maureen Vargas, special permit application for garage in excess of three garage spaces, property located at 91 Whistling Straits, owned by Lovley Development, Inc., in an R-40 zone (SPU #631), *April 7*
- Ali and Kareme Philippou, special permit application for parent/grandparent apartment, property located at 674 Meriden-Waterbury Turnpike, in an R20/25 and R40 zone (SPU #632), *April 7*

**11. RECEIPT OF NEW APPLICATIONS**

**12. ADJOURNMENT**