

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

April 21, 2020
Planning and Zoning Commission Regular Meeting
Hosted by Robert Phillips, Director of Planning

Tuesday, Apr 21, 2020 7:00 pm EDT

Meeting number: 719 269 012

Password: 1234

<https://southingtonct.webex.com/southingtonct/j.php?MTID=m44ff57b4de48f2e30c31275b1c17ebc6>

Join by phone

1-408-418-9388 United States

Access code: 719 269 012

Should you only be able to call in to the meeting using the number provided and prefer to email any questions about any public hearing, please email phillipsr@southington.org

Any questions or concerns will be read into the meeting during the public hearing and any responses will be given verbally only during that public hearing.

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)

B. 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),

C. 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)

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. 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),

C. 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)

D. 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*

E. 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)

F. Request for release of \$1,200 Erosion and Sedimentation bond, 447 North Main Street (FF #258)

G. Request for release of \$20,000 maintenance bond, Extension of Steeple Chase Drive, East Gate Meadows subdivision (S #1298)

H. Request for release of release of \$2,910 E & S bond, 791 South Main Street (SPR #1778)

- I. 8-24 referral for Bond Ordinance appropriating \$2,500,000 for Costs Related to the Design and Construction of a Back-Up Well (Well #10) for the Southington Water Department's Well #9 and Authorizing the Issuance of \$2,500,000 Bonds, Notes, Temporary Notes and other Obligations to Finance the Appropriation (MR #552)
- J. 8-24 referral for the purchase of 1954 Mount Vernon Road for Open Space in the amount of \$130,000 (FR #553)

9. ADMINISTRATIVE ITEMS

10. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- A. Lee M. Levesque, Special Permit application for construct a garage in excess of 3 spaces, property located at 55 Paul Heights, in an R-20/25 zone, parcel size .35 acre (SPU #634), *May 5*
- B. Ali and Kareme Philippou, Special Permit application for a parent/grandparent apartment, property located at 674 Meriden-Waterbury Turnpike, in an R20/25 and R-40 zone, parcel size 1.58 acres (SPU #632), *May 5*
- C. Lovley Development, Inc., special permit application for multiple buildings on one site, property located at 318 North Main Street, owned by Beaton Corbin Mfg. Co., in a B zone, parcel size 1.65 acres (SPU #633), *May 19*
- D. Senco, LLC, special permit application to construct multiple buildings on one lot to facilitate the development and operation of a source separated organics recycling facility, known as a volume reduction plant, using anaerobic digestion and aerobic composting to produce compost, renewable energy and heat for use in greenhouses that will grow premium-quality vegetables, property located at 111 Spring Street, in an I-1 zone, parcel size 37.4 acres (SPU #537.1), *(previous approval expired) May 19*

11. RECEIPT OF NEW APPLICATIONS

- A. Lovley Development, Inc., Floodplain filling application for the construction of a new building to replace one destroyed by fire, property located at 318 North Main Street, owned by Beaton Corbin Mfg. Co., in a B zone, parcel size 1.65 acres (FF #267)
- B. Lovley Development, Inc., Site plan application to construct two buildings to replace the ones destroyed by fire, property located at 318 North Main Street, owned by Beaton Corbin Mfg. Co., in a B zone, parcel size 1.65 acres (SPR #1797)
- C. Senco, LLC, site plan application for the construction and operation of a source separated organics recycling facility using anaerobic digestion/aerobic composting to produce compost, renewable energy and heat for use in greenhouse to produce premium quality vegetables, property located at 111 Spring Street, in an I-1 zone, parcel size 37.4 acres (SPR #1672.1) *(previous approval expired)*

12. ADJOURNMENT