

PLANNING AND ZONING COMMISSION

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



Robert Hammersley, 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

May 19, 2020
7:00 p.m.

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

PLEASE CAREFULLY READ THE FOLLOWING:

JOIN MEETING HERE –

<https://southingtonct.webex.com/southingtonct/j.php?MTID=m565cb23f429fbfe8ec1f64286aca31aa>

Meeting number: 711 422 346

Password: 1234

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Join by phone

1-408-418-9388 United States

Access code: 711 422 346

Should you only be able to utilize the call in feature, you can email any questions about any public hearing to phillipsr@southington.org while the hearing is still open.

At all times during the digital meeting, all participants are requested to stay 'muted' until prompted in an effort to minimize any disruptions or background noises. And as always, all participants are expected to maintain respectful decorum throughout the meeting. All meetings are audio and video recorded.

[Click here to view meeting documents](#)

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 May 5, 2020

7. PUBLIC HEARING

A. 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)

B. 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)

8. BUSINESS MEETING

A. 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),

B. 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)

C. 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)

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)

- E. 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)
- F. Public Information Session in advance of application to the CT Siting Council under their exclusive jurisdiction -- Southington Solar One is a proposed 4.7 Megawatt solar energy array located at 1012 East Street. Once operational the project will produce 9,155 Megawatt Hours of renewable energy annually. The equivalent of offsetting 6,473 Metric Tons of CO2 Emissions or powering over 1,000 homes each year. Southington Solar One will seek approval from the Connecticut Siting Council and will apply for a stormwater general permit with CT DEEP.”

9. ADMINISTRATIVE ITEMS

10. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Louis Gianacopolos, special permit use application for a garage in excess of 3 spaces, property located at 924 Old Turnpike Road, in an R-20/25 zone, parcel size 1.07 acres (SPU #635)

11. RECEIPT OF NEW APPLICATIONS

12. ADJOURNMENT