

# PLANNING AND ZONING COMMISSION

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



Robert Hammersley, Chair  
Robert Salka, Vice Chair  
Peter Santago, Secretary  
Jeffrey Gworek  
Susan Locks  
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Caleb Cowles, Alternate  
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

June 16, 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=mad61a2a3250c3d0d868804eb6e86197d>

Meeting number: 129 669 8270

Password: 1234

More ways to join:

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Access code: 129 669 8270

Should you only be able to utilize the call in feature, you can email any questions about any public hearing to [phillipsr@southington.org](mailto: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 19, 2020

### 7. PUBLIC HEARING

A. Lovley Development, Petition to Enact a Zoning Regulations Amendment of Text, Section 3-09.3A and modify Sec. 3.09.6, Age Restricted Cluster Housing Zone (ARCHZ) regulations (ZA #604)

B. 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), *continued from April 21* **and the applicant has requested a continuance of the public hearing to the July 21<sup>st</sup> meeting**

C. 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)

D. Tracy Dube, special permit application for a parent/grandparent apartment, property located at 250 Pin Oak Drive, in an R-40 zone, parcel size .84 acres (SPU #636)

E. David P. Teichman, Special permit application for garage in excess of 3 spaces, property located at 73 Hamilton Avenue, in an R-40 zone, parcel size .88 acres (SPU #637)

### 8. BUSINESS MEETING

A. Lovley Development, Petition to Enact a Zoning Regulations Amendment of Text, Section 3-09.3A and modify Sec. 3.09.6 of the Age Restricted Cluster Housing Zone (ARCHZ) regulations (ZA #604)

B. 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), *continued from April 21, and the applicant has requested a tabling of this matter to the July 21<sup>st</sup> meeting.*

- C. 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)
- D. Tracy Dube, special permit application for a parent/grandparent apartment, property located at 250 Pin Oak Drive, in an R-40 zone, parcel size .84 acres (SPU #636)
- E. David P. Teichman, Special permit application for garage in excess of 3 spaces, property located at 73 Hamilton Avenue, in an R-40 zone, parcel size .88 acres (SPU #637)
- F. Town of Southington, Floodplain application for floodplain disturbance associated with bridge replacement, Marion Avenue (bridge over Humiston Brook), (FF #268)
- G. 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), *tabled from May 19*
- H. 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), *tabled from May 19*
- I. Southington-Cheshire Community YMCA, site plan modification application to construct new bathroom building and splash pad, property located at 1000 East Street, in an R-80 zone, parcel size 141 acres (SPR #1798)
- J. Keystone Novelties, site plan modification application for a 20 x 40 tent for sale of fireworks, property located at 235 Queen Street, in a B zone, parcel size 16.04 acres (SPR #1799)
- K. Release of \$8,500 Bond in Lieu of Site Plan Compliance, 72 Industrial Drive (SPR #1765)
- L. Release of \$11,500 E & S bond, 72 Industrial Drive (SPR #1765)

**9. ADMINISTRATIVE ITEMS**

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

- Lovley Development, Inc., Zone Change application to change the zone from R-20/25 to ARCHZ (Age Restricted Cluster Housing Zone), property located at 45 Pacer Lane, owned by Dennis Crispino, parcel size 5.75 acres (ZC #564), *July 21*

**11. RECEIPT OF NEW APPLICATIONS**

**12. ADJOURNMENT**