

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

July 21, 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=ma99c6c3efc232966d1f017c23550425b>

Meeting number: 129 310 3428

Password: 1234

More ways to join:

Join by phone

1-408-418-9388 United States

Access code: 129 310 3428

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 June 16, 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), *continued from June 16*

B. 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)

C. David Posadas, Home Occupation application to conduct mostly online sales of firearms, and will be accepting transfers which will be conducted on premises with the parties involved, property located at 258 Jude Lane, in an R-20/25 zone (HO #74)

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), *tabled from June 16*

B. 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)

C. David Posadas, Home Occupation application to conduct mostly online sales of firearms, and will be accepting transfers which will be conducted on premises with the parties involved, property located at 258 Jude Lane, in an R-20/25 zone (HO #74)

D. Hillcrest Homes, LLC, request for 5 year extension of site plan approval, 508 & 544 Meriden-Waterbury Turnpike (SPR #1485)

- E. Request for 65 day extension, application of Bryan F. Meccariello to enact a zoning regulation text amendment proposing a new section 3.10 “Village Residential Zone District” (ZA #605)
- F. Request for 65 day extension, application of Bryan F. Meccariello to change the zone on property located at 34 Williams Street from R-12 to Village Residential Zone District (VRZD) (ZC #565)
- G. Request for 65 day extension, site plan application of Bryan F. Meccariello to permit a single family dwelling residential with an affordable or workplace housing opportunity component consistent and in accordance with Section 8-30g of the Connecticut General Statutes “Affordable Housing Land Use Appeals Procedure”, on property located at 34 Williams Street, owned by Ryle Builders, LLC, parcel size .49 acres (SPR #1800)
- H. Release of \$5,220 Erosion and Sedimentation bond, The ARC of Southington, 201 West Main Street (SPR #1728)
- I. Release of \$1,350 Erosion and Sedimentation bond, 834 Mount Vernon Road (S #1260/ZP #13167)

9. ADMINISTRATIVE ITEMS

10. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Kratzert, Jones & Associates, special permit application for modification of existing gas station/convenience store, and to expand the building size, add a drive thru and increasing the number of pumps, property owned by Sunrise Southington, LLC, located at 11 Marion Avenue, in an I-2 zone, parcel size .61 acres (SPU #638), *August 18*

11. RECEIPT OF NEW APPLICATIONS

12. ADJOURNMENT