

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
James Macchio
Christina Volpe
Theresa Albanese, Alternate
Joseph Coviello, Alternate
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

August 18, 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=m4f24f863599bc7ba931478093f84597b>

Meeting number: **129 365 5676**

Password: 1234

More ways to join:

Join by phone

1-408-418-9388 United States

Access code: **129 365 5676**

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 July 21, 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 July 21*

B. 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)

C. Home occupation application of Stephanie Albert for a Cottage Food License to deliver chocolate covered pretzels, oreos and strawberries that are made and designed from the residence, property located at 11 Whippoorwill Road, owned by Daniel Dupuis, in an R-12 zone (HO #75)

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 July 21*

B. 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)

C. Kratzert, Jones & Associates, site plan application for 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 (SPR #1801)

- D. Home occupation application of Stephanie Albert for a Cottage Food License to deliver chocolate covered pretzels, oreos and strawberries that are made and designed from the residence, property located at 11 Whippoorwill Road, owned by Daniel Dupuis, in an R-12 zone (HO #75)

9. ADMINISTRATIVE ITEMS

1. Discussion – Regulation Review Committee Update
2. Discussion - Temp Outdoor Dining Permits

10. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Application of Jonathan R. Aubin, attorney for MDB Holdings, LLC, to change the zone on property located at 1608 Meriden-Waterbury Turnpike from I-1 to B (parcel size 1.37 acres) (ZA #566), *September 1*
- Special Permit Application of Eleni Real Estate, LLC for two buildings on one lot, property located at 1615 West Street, in the WSB zone, parcel size .65 acres (SPU #639), *September 1*
- Special permit application of Robert Agro to construct a garage in excess of 3 spaces, property located at 30 Blueberry Lane, in an R-20/25 zone, parcel size .59 acres (SPU #640), *September 15*

11. RECEIPT OF NEW APPLICATIONS

- Eleni Real Estate, LLC, site plan modification application for a two-story office/retail building, property located at 1615 West Street, in the WSB zone, parcel size .65 acres (SPR #1802)

12. ADJOURNMENT