

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

September 15, 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=mf3e653e4ad093d51c3833c609c2e285a>

Meeting number: 173 800 2293

Password: 1234

More ways to join:

Join by phone

1-408-418-9388 United States

Access code: 173 800 2293

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 September 1, 2020

7. PUBLIC HEARING

A. Application of Jonathan R. Aubin, attorney for MDP Holdings, LLC, to change the zone on property located at 1608 Meriden-Waterbury Turnpike from I-1 to B (parcel size 1.37 acres) (ZC #566), *continued from September 1*

B. 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 2.13 acres (SPU #639), *continued from September 1*

C. Application of Briarwood Real Estate Limited Partnership to change the zoning district from R-40 to Age Restricted Cluster Housing Zone (ARCHZ) (ZC #567)

8. BUSINESS MEETING

A. Application of Jonathan R. Aubin, attorney for MDP Holdings, LLC, to change the zone on property located at 1608 Meriden-Waterbury Turnpike from I-1 to B (parcel size 1.37 acres) (ZC #566), *tabled from September 1*

B. 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 2.13 acres (SPU #639), *tabled from September 1*

C. 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 2.13 acres (SPR #1802), *tabled from September 1*

D. Application of Briarwood Real Estate Limited Partnership to change the zoning district from R-40 to Age Restricted Cluster Housing Zone, (ARCHZ), parcel size 32.75 acres (ZC #567)

E. Release of \$107,900 Public Improvement bond, Balmoral Estates, 61 Westwood Road (S #1325)

F. Reduce subdivision bond from \$272,454.00 to a new amount of \$53,000, Balmoral Estates, 61 Westwood Road (S #1325)

G. Reduce subdivision bond for Phase 1 & 2 Woodland Heights to a maintenance bond figure and set the subdivision bond amount for Phase 3 Woodland Heights (S #1312)

10. ADMINISTRATIVE ITEMS

11. ITEMS TO SCHEDULE FOR PUBLIC HEARING

12. RECEIPT OF NEW APPLICATIONS

A. Ingriselli Carpentry, LLC, site plan modification application to construct a 32 x 24 garage, property located at 211 North Main Street (Dellavecchia Funeral Home), property owned by SCI Funeral Services of Florida, LLC, located in an RO zone, parcel size .63 acres (SPR #1803)

13. ADJOURNMENT