

PLANNING AND ZONING COMMISSION

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



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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

October 6, 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=mb2f43939421358c564e48e067c679efe>

Meeting number: 173 356 9937

Password: 1234

More ways to join:

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1-408-418-9388 United States

Access code: 173 356 9937

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 15, 2020

7. PUBLIC HEARING

A. 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 15*

B. Robert Agro, Special Permit application to build 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)

8. BUSINESS MEETING

A. 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 15*

B. 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 15*

C. Application of Briarwood Real Estate Limited Partnership to change the zoning district from R-40 to Age Restricted Cluster Housing Zone, (ARCHZ), property located at 2279 Mount Vernon Road, parcel size 32.75 acres (ZC #567), *tabled from September 15*

D. Robert Agro, Special Permit application to build 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)

E. 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)

F. Release of \$3,700 E & S bond, 336 Savage Street (S #1304)

G. Release of \$5,000 E & S bond, 474 North Main Street (SPR #1746)

10. ADMINISTRATIVE ITEMS

- Discussion – Regulation Review Subcommittee

11. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Robert Eldridge, Home Occupation application for Cottage Food Industry Operator License, property located at 49 Parkview Road, owned by Paula M. Hatje, in an R-12 zone (HO #76), *October 20*
- Lovley Development, Inc., Special Permit Application for proposed 15 units age-restricted development, property located at 45 Pacer Lane, owned by Dennis Crispino, in an ARCHZ zone, parcel size 5.75 acres (SPU #641), *October 20*

12. RECEIPT OF NEW APPLICATIONS

- Lovley Development, Inc., site plan application for proposed 15 units age-restricted development, property located at 45 Pacer Lane, owned by Dennis Crispino, in an ARCHZ zone, parcel size 5.75 acres (SPR #1804)
- Sign Pro, Inc., site plan application to construct an industrial building and associated parking area, property located at 161 Canal Street, owned by Pro Realty, LLC, in an I-2 zone, parcel size 1.09 acres (SPR #1805)

13. ADJOURNMENT