

# 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

October 20, 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=m2d510942e66e022d1498183e95912a9f>

Meeting number: 173 676 2983

Password: 1234

More ways to join:

Join by phone

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Access code: 173 676 2983

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](#)

October 20, 2020  
**7:00 p.m.**  
Planning and Zoning Commission Regular Meeting  
Hosted by Robert Phillips, Director of Planning

**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 October 6, 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), *extended from October 6*
  - 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), *continued from October 6*
  - C. Brian 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)
  - D. 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)
  - E. Proposed zoning regulation text amendment to repeal Section 18 – Redevelopment Overlay District (ROD), (ZA 606)
- 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 October 6*

- 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 October 6*
- C. 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), *tabled from October 6*
- D. Brian 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)
- E. 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)
- F. 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)
- G. 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)
- H. Savino and Mirka Melluzzo, site plan application for multiple buildings on one lot, property located at 36 Queen Street, in a B zone, parcel size 3.32 acres (SPR #1806)
- I. Proposed zoning regulation text amendment to repeal Section 18 – Redevelopment Overlay District (ROD), (ZA 606)
- J. 8-24 referral for the purchase of 553 Laning Street in the amount of \$110,000 (MR #555)
- K. 8-24 referral for the purchase of development rights, 553 Laning Street in the amount of \$225,000 (MR #556)
- L. Release of \$5,300 E & S Bond, 36 Triano Drive (SPR #1587)
- M. Release of \$15,000 maintenance bond, Golden Russet Way, Old Orchard Estates (S #1296)

**9. ADMINISTRATIVE ITEMS**

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

- Christine Plourde, Home Occupation application for Cottage Food Industry, property located at 17 Alyssa Court, in an R-20/25 zone (HO #77), *November 3*

**11. RECEIPT OF NEW APPLICATIONS**

**12. ADJOURNMENT**