

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

TUESDAY, February 2, 2021

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 –

Meeting Information

Meeting link:

<https://southingtonct.webex.com/southingtonct/j.php?MTID=m45eb1c9cf1977c7dd51b32150f40d473>

Meeting number: 179 607 2240

Password: 1234

More ways to join

Join by phone

1-408-418-9388 United States

Access code: 179 607 2240

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](#)

Tuesday, February 2, 2021

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 January 19, 2021

7. PUBLIC HEARING

A. Class Act Autowash, special permit application for proposed car wash, property located at 1656 Meriden Avenue; 291, 307-309 Meriden-Waterbury Road, in a B zone (SPU #648)

B. Livewell Alliance, Inc., special permit application for expansion of existing campus to include additional structures for semi-independent living, greenhouse and facility center. The expansion will include renovations to the existing structure, property located at 1261 South Main Street, in a "B" zone, parcel size 6.5 acres (SPU #645)

8. BUSINESS MEETING

A. 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 January 19*

B. Class Act Autowash, special permit application for proposed car wash, property located at 1656 Meriden Avenue; 291, 307-309 Meriden-Waterbury Road, in a B zone (SPU #648)

C. Class Act Autowash, site plan application for proposed car wash, property located at 1656 Meriden Avenue; 291, 307-309 Meriden-Waterbury Road, in a B zone (SPR #1812)

D. Livewell Alliance, Inc., special permit application for expansion of existing campus to include additional structures for semi-independent living, greenhouse and facility center. The expansion will include renovations to the existing structure, property located at 1261 South Main Street, in a "B" zone, parcel size 6.5 acres (SPU #645)

- E. Livewell Alliance, Inc., site plan application for expansion of existing campus, property located at 1261 South Main Street, in a “B” zone, parcel size 6.5 acres (SPR #1813)
- F. Referral of 8-24 Ordinance Appropriating \$4,500,000 for Costs Related to the Acquisition of Development Rights – Country Club Estates, and Authorizing the Issue of \$4,500,000 Bonds and Notes to Finance the Appropriation (MR #561)
- G. Release of \$17,000 E & S Bond, 54 Tridell Drive (SPR #1433)

9. ADMINISTRATIVE ITEMS

10. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Michael Browning, special permit application for parent/grandparent apartment, property located at 157 Whistling Straits Drive, in a R-40 zone (SPU #643), *February 16*

11. RECEIPT OF NEW APPLICATIONS

12. ADJOURNMENT