

# 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 Lavalley  
Assistant Town Planner

Matthew Reimondo  
Zoning Enforcement Officer

**TUESDAY, February 16, 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=mc50133b76d106ef5cf999716e22f97a7>

Meeting number: 179 449 1839

Password: 1234

More ways to join

Join by phone

1-408-418-9388 United States

Access code: 179 449 1839

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](#)**

**Tuesday, February 16, 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 February 2, 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 #643), *continued from February 2*

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), *continued from February 2*

C. Michael Browning, Special Permit application for parent/grandparent apartment, property located at 157 Whistling Straits Drive, in an R-40 zone (SPU #644)

**8. BUSINESS MEETING**

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 #643), *tabled from February 2*

B. 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), *tabled from February 2*

C. 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), *tabled from February 2*

- D. 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), *tabled from February 2*
- E. Michael Browning, Special Permit application for parent/grandparent apartment, property located at 157 Whistling Straits Drive, in an R-40 zone (SPU #644)
- F. Northridge Estates, release of \$25,000 Maintenance Bond (S #1302)
- G. King’s Ridge, release of \$18,110 Erosion and Sedimentation bond (SPR #1780)

**9. ADMINISTRATIVE ITEMS**

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

**11. RECEIPT OF NEW APPLICATIONS**

**12. ADJOURNMENT**