

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, April 20, 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=mceac41740f7c1eef197feef23f13977>

Meeting number: 129 565 9003

Password: 1234

More ways to join

Join by phone

1-408-418-9388 United States

Access code: 129 565 9003

Global call-in numbers

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, April 20, 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 April 6, 2021

7. PUBLIC HEARING

A. Bailey Investment Group, LLC, Special Permit Application for a garage in excess of 3 spaces, property located at 137 Knowles Avenue, in an R-12 zone, parcel size .52 acres (SPU #647)

B. Proposed zoning text amendment to amend Sections 2 S and 11.24 of the Zoning Regulations (Residential Solar Arrays) (ZA #607)

C. Proposed zoning text amendment to amend Section 3-08, Housing Opportunity District (HOD) (ZA #608); Petition of Bryan F. Meccariello, Esq., to change zoning district from R-80 to Housing Opportunity District (HOD), property located at 295 Laning Street, parcel size 11.21 acres (ZC #569); Site plan application of Frank and Mary Fragola to construct an age restricted "affordable" housing development for 30 units under Connecticut General Statutes Section 8-30g et seq, property located at 295 Laning Street (SPR #1811)

8. BUSINESS MEETING

A. Robert and Sherri Bauder, site plan application for a 2,520 s.f. cold storage addition, property located at 611 Old Turnpike Road, in an I-1 zone, parcel size 2 acres (SPR #1815), *tabled from April 6*

B. Bailey Investment Group, LLC, Special Permit Application for a garage in excess of 3 spaces, property located at 137 Knowles Avenue, in an R-12 zone, parcel size .52 acres (SPU #647)

C. Proposed zoning text amendment to amend Sections 2 S and 11.24 of the Zoning Regulations (Residential Solar Arrays) (ZA #607)

- D. Proposed zoning text amendment to amend Section 3-08, Housing Opportunity District (HOD) (ZA #608)
- E. Petition of Bryan F. Meccariello, Esq., to change zoning district from R-80 to Housing Opportunity District (HOD), property located at 295 Laning Street, parcel size 11.21 acres (ZC #569)
- F. Site plan application of Frank and Mary Fragola to construct an age restricted “affordable” housing development for 30 units under Connecticut General Statutes Section 8-30g et seq, property located at 295 (SPR #1811)
- G. Lovley Development, Inc., 6 lot subdivision application, property located at 300 Welch Street, in an R-40 zone, parcel size 5.66 acres (S #1327)
- H. Release of \$4,000 erosion and sedimentation bond, Lovley Development, 225, 227, 229 and 233 Meriden Avenue (ZP #16458, 16806, 16457 and 16730)

8. ADMINISTRATIVE ITEMS

9. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Slawomir Olchanowski, Special Permit Application for a garage in excess of three spaces, property located at 301 East Street, in a R-20/25 zone, parcel size .99 acres (SPU #648), *May 4*
- Curtis Street Associates, proposed zoning text amendment to Sections 7A, 5-00.3, 5-00-13, 2-01 A B4, 2-01 AAC4, first floor area of principal building (ZA #610), *May 18*

10. RECEIPT OF NEW APPLICATIONS

- G & Z Properties, LLC, site plan application to construct a 5,000 sq.ft. industrial building, property owned by 300 Captain, LLC, located at 320 Captain Lewis Drive, in an I-1 zone, parcel size .72 acres (S #1817)

11. ADJOURNMENT