

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, May 4, 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=m0f92773ab985ce94a3d8bdfef4b89dba>

Meeting number: 173 324 9589

Password:1234

More ways to join

Join by phone

1-408-418-9388 United States

Access code: 173 324 9589

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, May 4, 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 20, 2021

7. PUBLIC HEARING

A. 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)

B. Carmine Votino, Special Permit application for a garage in excess of 3 spaces, property located at 201 Andrews Street, in an R-80 zone, parcel size 4.39 acres (SPU #649)

C. Proposed zoning text amendment to amend Sections 2 S and 11.24 of the Zoning Regulations (Residential Solar Arrays) (ZA #607), *continued from April 20*

D. Proposed zoning text amendment to repeal Section 6.5 and replace with new Section 6.5 of the Zoning Regulations to be in line with current National Flood Insurance Program regulations (ZA #609)

E. 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), *continued from April 20*

8. BUSINESS MEETING

A. 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)

- B. Carmine Votino, Special Permit application for a garage in excess of 3 spaces, property located at 201 Andrews Street, in an R-80 zone, parcel size 4.39 acres (SPU #649)
- C. 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)
- D. 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), *tabled from April 20*
- E. Proposed zoning text amendment to amend Sections 2 S and 11.24 of the Zoning Regulations (Residential Solar Arrays) (ZA #607), *tabled from April 20*
- F. Proposed zoning text amendment to repeal Section 6.5 and replace with new Section 6.5 of the Zoning Regulations to be in line with current National Flood Insurance Program regulations (ZA #609)
- G. Proposed zoning text amendment to amend Section 3-08, Housing Opportunity District (HOD) (ZA #608), *tabled from April 20*
- H. 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), *tabled from April 20*
- I. 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), *tabled from April 20*

8. ADMINISTRATIVE ITEMS

9. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Edward J. Reinhard, Request to Change Zoning District Boundary from R-20/25 to I-2 on property located at 35 Burritt Street (ZC #570), *May 18*

10. RECEIPT OF NEW APPLICATIONS

- Romano, Parker & Associates, site plan application for gasoline filling station and convenience store/car detailing, property located at 1608 Meriden-Waterbury Road, owned by MidState Manufacturing, in a B zone, parcel size 1.37 acres (SPR #1818)
- Southington-Cheshire Community YMCA’s, application for extension of Earth Excavation for the removal of 125,912 cubic yards of material, property located at 1000 East Street, in an R-80 zone, parcel size 141.6 acres (EE #141.1)
- Southington-Cheshire Community YMCA’s, site plan application to remove sediment from Sloper Pond, install low level outlet pipe with discharge to wetlands, replace existing trail culverts, clear threes/shrubs from existing dam and install education/recreational amenities such as handicap access boardwalks, rope swing and viewing platforms, property located at 1000 East Street, in an R-80 zone, parcel size 141.6 acres (SPR #1819)

11. ADJOURNMENT