

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

TUESDAY, June 1, 2021

7:00 p.m.

Planning and Zoning Commission Regular Meeting

PLEASE CAREFULLY READ THE FOLLOWING:

Meeting Information:

IN-PERSON in the Public Assembly Room at the John Weishcel Municipal Center, located at 196 North Main Street, Southington, Connecticut. **NOTE** – The meeting will also be available for participation remotely via WebEx at the link below (There will be NO call-in-only option):

Optional: Join meeting here

Meeting link:

<https://southingtonct.webex.com/southingtonct/j.php?MTID=m218778f77f373980c3cde07e60bb8aaf>

Meeting number: 173 740 5397

Password: 1234

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, June 1, 2021
7:00 p.m.
Planning and Zoning Commission Regular Meeting

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 May 18, 2021
- 7. PUBLIC HEARING**
 - A. 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 May 18*
 - B. Mendel Paris, application to change the zoning boundary from ARCHZ (Age Restricted Cluster Housing Zone) to R-40, property located at 2279 Mount Vernon Road (ZC #571)
 - C. 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)
- 8. BUSINESS MEETING**
 - A. Mandatory referral of 8-24 Ordinance Appropriating \$16,900,000 for Construction of a New Library Facility at 255 Main Street; Demolition of the Existing Facility, and Related Site Improvements; and Authorizing the Issue of \$16,900,000 Bonds and Notes to Finance the Appropriation (MR #562)
 - B. Proposed zoning text amendment to amend Section 3-08, Housing Opportunity District (HOD) (ZA #608), *tabled from May 18*
 - C. 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 May 18*

- D. 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 St (SPR #1811), *tabled from May 18*
- E. Mendel Paris, application to change the zoning boundary from ARCHZ (Age Restricted Cluster Housing Zone) to R-40, property located at 2279 Mount Vernon Road (ZC #571)
- F. 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)
- G. 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), *tabled from May 18*
- H. 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), *tabled from May 18*
- I. 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), *tabled from May 18*
- J. Tilcon Connecticut, Inc., renewal of previous Earth Excavation approval, West Queen Street and Welch Road, (EE #24.17)
- K. Great American Donut, site plan modification application for new restaurant building with walk-up and drive-thru pickup window service, property located at 756 Main Street, in a CB zone, parcel size 2.01 acres (SPR #1821)
- L. Town of Southington, site plan application for the demolition of existing pump station building, concrete pad, equipment and appurtenances. Construction of new precast pump station, related controls, concrete pads, fencing, stormwater management facilities and landscaping, property located at 186 Aircraft Road, in an I-1 zone (SPR #1820)
- M. Bell City Rifle Club, release of \$1,000 E & S bond, 1774 Mount Vernon Road (SPR #1785)

9. ADMINISTRATIVE ITEMS

10. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Samantha and Chris Boswell, Home Occupation application for a cottage food license, property located at 453 Pleasant Street, in an R-20/25 zone (HO #79), *June 15*

11. RECEIPT OF NEW APPLICATIONS

12. ADJOURNMENT