

# PLANNING AND ZONING DEPARTMENT RECEIVED & FILED TOWN OF SOUTHTON

196 NORTH MAIN STREET – MUNICIPAL CENTER  
SOUTHTON, CONNECTICUT 06489

Phone: (860)276-6248 / Fax: (860)628-3511

MAY 17 2021

11:00 A.M.

By Kathy Larkin  
Town Clerk

TO: Kathy Larkin, Town Clerk

FROM: Robert A. Phillips, AICP, Director of Planning and Community Development

DATE: May 17, 2021

RE: Proposed zone boundary change – (ZC #571)

In accordance with the provisions of the Connecticut General Statutes, attached is an application and map requesting to change the zoning district for property located at 2279 Mount Vernon Road from Age Restricted Cluster Housing Zone (ARCHZ) to R-40.

The Planning and Zoning Commission anticipates opening the public hearing on this matter on June 1, 2021, and as such, this is the public hearing exhibit. The complete file is available for review in the Planning Department. If you have any questions regarding this proposal, please feel free to contact me at (860) 276-6248.

attachment

pd 260  
5/10/21  
ck 492

# PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER, 196 NORTH MAIN STREET  
SOUTHINGTON, CONNECTICUT 06489  
PHONE (860) 276-6248



FEE: See fee schedule

Z.C. # 571

## PETITION TO CHANGE A ZONING DISTRICT BOUNDARY(IES)

The undersigned petitions the Southington Planning and Zoning Commission to grant a change in one or more zoning district boundaries.

Current Zone: ARCHZ Proposed Zone: R-40

Description of area where zoning district boundary is proposed:

Map 165 Parcel 21

Property address: #2279 MOUNT VERNON ROAD


Provide metes and bounds description of area where zoning district boundary is proposed: (use separate sheet if necessary)

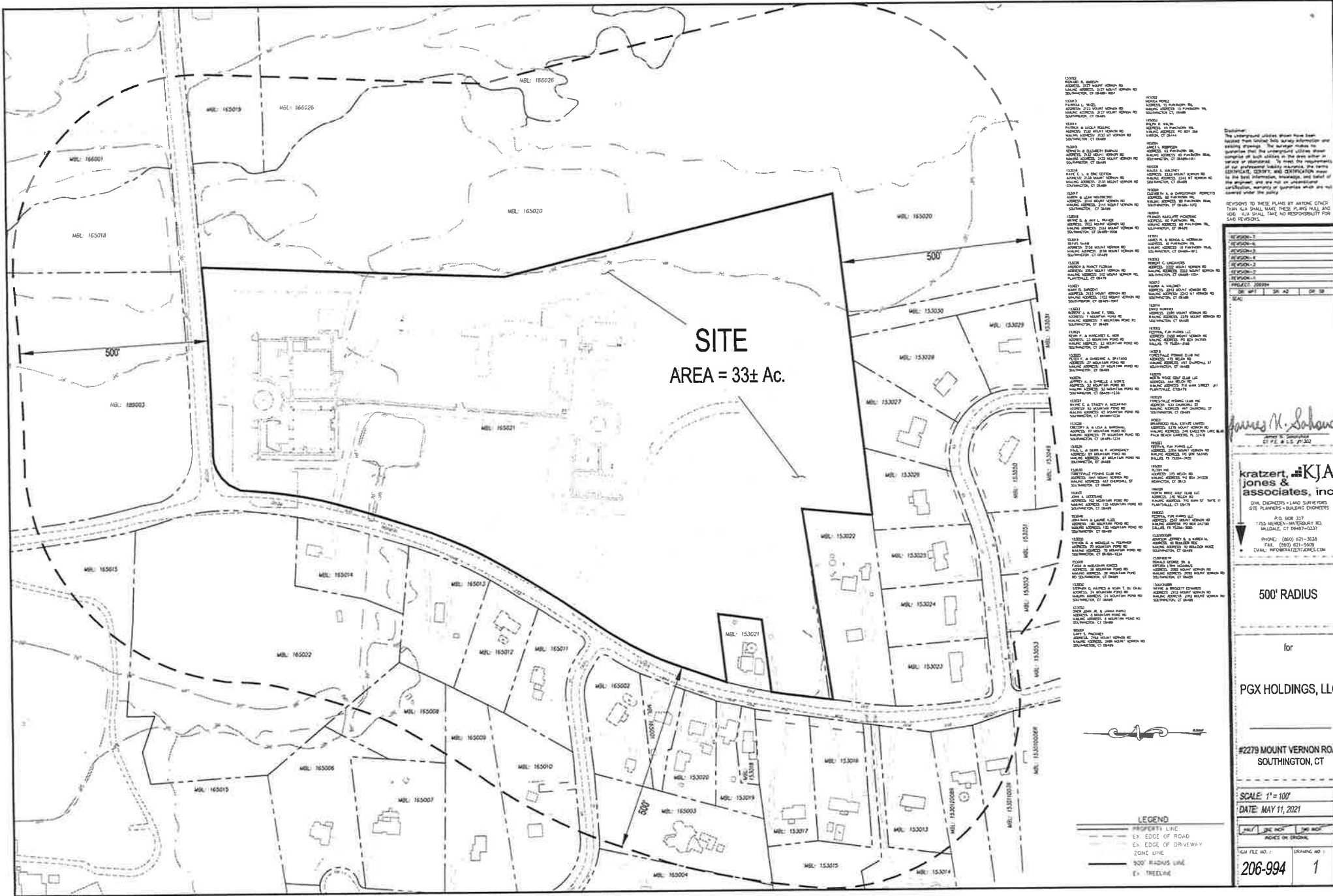
BOUNDED: NORTH 600'± BY WELCH RD, WEST 1,200'± BY MOUNT VERNON RD, R-40  
SOUTH 1,600' BY R-40 DEVELOPMENT, EAST 1,700'± BY FORESTVILLE FISHING CLUB, R-40  
FOR A TOTAL OF 33± AC. (See attached Map).

Is any portion of the proposed boundaries within 500 feet of a Town boundary?  
\_\_\_\_\_ yes \_\_\_\_\_ (No) no

Reason for desired change: R-40 ALLOWS FOR A BETTER UTILIZATION OF THE SITE  
BUILDINGS AND INFRASTRUCTURE.

NOTE: This petition requires notification of all property owners within a 500 foot radius of the change area and a public hearing. See Section 14-03 for the responsibilities of the petitioner. Please include 7 copies of the 500 foot radius map and one copy of the boundary change map reduced to 8 1/2 x 11 inches.

Date: 5-11-21 Signature of petitioner:   
Print name: MENDEL PARIS  
Mailing address: #176 AMITY RD SUITE #256  
Telephone: WOODBIDGE, CT 06525  
203-996-2663



- 153020 MBL 153020
- 153021 MBL 153021
- 153022 MBL 153022
- 153023 MBL 153023
- 153024 MBL 153024
- 153025 MBL 153025
- 153026 MBL 153026
- 153027 MBL 153027
- 153028 MBL 153028
- 153029 MBL 153029
- 153030 MBL 153030
- 153031 MBL 153031
- 153032 MBL 153032
- 153033 MBL 153033
- 153034 MBL 153034
- 153035 MBL 153035
- 153036 MBL 153036
- 153037 MBL 153037
- 153038 MBL 153038
- 153039 MBL 153039
- 153040 MBL 153040
- 153041 MBL 153041
- 153042 MBL 153042
- 153043 MBL 153043
- 153044 MBL 153044
- 153045 MBL 153045
- 153046 MBL 153046
- 153047 MBL 153047
- 153048 MBL 153048
- 153049 MBL 153049
- 153050 MBL 153050
- 153051 MBL 153051
- 153052 MBL 153052
- 153053 MBL 153053
- 153054 MBL 153054
- 153055 MBL 153055
- 153056 MBL 153056
- 153057 MBL 153057
- 153058 MBL 153058
- 153059 MBL 153059
- 153060 MBL 153060
- 153061 MBL 153061
- 153062 MBL 153062
- 153063 MBL 153063
- 153064 MBL 153064
- 153065 MBL 153065
- 153066 MBL 153066
- 153067 MBL 153067
- 153068 MBL 153068
- 153069 MBL 153069
- 153070 MBL 153070
- 153071 MBL 153071
- 153072 MBL 153072
- 153073 MBL 153073
- 153074 MBL 153074
- 153075 MBL 153075
- 153076 MBL 153076
- 153077 MBL 153077
- 153078 MBL 153078
- 153079 MBL 153079
- 153080 MBL 153080
- 153081 MBL 153081
- 153082 MBL 153082
- 153083 MBL 153083
- 153084 MBL 153084
- 153085 MBL 153085
- 153086 MBL 153086
- 153087 MBL 153087
- 153088 MBL 153088
- 153089 MBL 153089
- 153090 MBL 153090
- 153091 MBL 153091
- 153092 MBL 153092
- 153093 MBL 153093
- 153094 MBL 153094
- 153095 MBL 153095
- 153096 MBL 153096
- 153097 MBL 153097
- 153098 MBL 153098
- 153099 MBL 153099
- 153100 MBL 153100
- 153101 MBL 153101
- 153102 MBL 153102
- 153103 MBL 153103
- 153104 MBL 153104
- 153105 MBL 153105
- 153106 MBL 153106
- 153107 MBL 153107
- 153108 MBL 153108
- 153109 MBL 153109
- 153110 MBL 153110
- 153111 MBL 153111
- 153112 MBL 153112
- 153113 MBL 153113
- 153114 MBL 153114
- 153115 MBL 153115
- 153116 MBL 153116
- 153117 MBL 153117
- 153118 MBL 153118
- 153119 MBL 153119
- 153120 MBL 153120
- 153121 MBL 153121
- 153122 MBL 153122
- 153123 MBL 153123
- 153124 MBL 153124
- 153125 MBL 153125
- 153126 MBL 153126
- 153127 MBL 153127
- 153128 MBL 153128
- 153129 MBL 153129
- 153130 MBL 153130
- 153131 MBL 153131
- 153132 MBL 153132
- 153133 MBL 153133
- 153134 MBL 153134
- 153135 MBL 153135
- 153136 MBL 153136
- 153137 MBL 153137
- 153138 MBL 153138
- 153139 MBL 153139
- 153140 MBL 153140
- 153141 MBL 153141
- 153142 MBL 153142
- 153143 MBL 153143
- 153144 MBL 153144
- 153145 MBL 153145
- 153146 MBL 153146
- 153147 MBL 153147
- 153148 MBL 153148
- 153149 MBL 153149
- 153150 MBL 153150
- 153151 MBL 153151
- 153152 MBL 153152
- 153153 MBL 153153
- 153154 MBL 153154
- 153155 MBL 153155
- 153156 MBL 153156
- 153157 MBL 153157
- 153158 MBL 153158
- 153159 MBL 153159
- 153160 MBL 153160
- 153161 MBL 153161
- 153162 MBL 153162
- 153163 MBL 153163
- 153164 MBL 153164
- 153165 MBL 153165
- 153166 MBL 153166
- 153167 MBL 153167
- 153168 MBL 153168
- 153169 MBL 153169
- 153170 MBL 153170
- 153171 MBL 153171
- 153172 MBL 153172
- 153173 MBL 153173
- 153174 MBL 153174
- 153175 MBL 153175
- 153176 MBL 153176
- 153177 MBL 153177
- 153178 MBL 153178
- 153179 MBL 153179
- 153180 MBL 153180
- 153181 MBL 153181
- 153182 MBL 153182
- 153183 MBL 153183
- 153184 MBL 153184
- 153185 MBL 153185
- 153186 MBL 153186
- 153187 MBL 153187
- 153188 MBL 153188
- 153189 MBL 153189
- 153190 MBL 153190
- 153191 MBL 153191
- 153192 MBL 153192
- 153193 MBL 153193
- 153194 MBL 153194
- 153195 MBL 153195
- 153196 MBL 153196
- 153197 MBL 153197
- 153198 MBL 153198
- 153199 MBL 153199
- 153200 MBL 153200

Disclaimer: The undersigned certifies that these plans have been prepared by the undersigned or under the supervision and control of the undersigned. The undersigned certifies that the information contained herein is true and correct to the best of the undersigned's knowledge and belief, and that the undersigned is a duly licensed professional engineer in the State of Connecticut. The undersigned shall not be held responsible for any errors or omissions in these plans unless it is shown that the undersigned was negligent in the preparation thereof.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL HAVE NO RESPONSIBILITY FOR SAID REVISIONS.

NO.	DATE	BY	CHK	APP	DESCRIPTION
1	05/11/2021	JMS			PRELIMINARY
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
65					
66					
67					
68					
69					
70					
71					
72					
73					
74					
75					
76					
77					
78					
79					
80					
81					
82					
83					
84					
85					
86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96					
97					
98					
99					
100					

NO.	DATE	BY	CHK	APP	DESCRIPTION
1	05/11/2021	JMS			PRELIMINARY
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
65					
66					
67					
68					
69					
70					
71					
72					
73					
74					
75					
76					
77					
78					
79					
80					
81					
82					
83					
84					
85					
86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96					
97					
98					
99					