

PLANNING AND ZONING COMMISSION

196 North Main Street, Southington, CT 06489
(860) 276-6248



Robert Hammersley, Chair
Robert Salka, Vice Chair
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David Lavalley
Acting Town Planner

Matthew Reimondo
Zoning Enforcement Officer

TUESDAY, June 15, 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=mc65ca2500006ddfc1b9bc992d95956e6>

Meeting number:-**173 711 3708**

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 15, 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 June 1, 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 June 1*
 - B. 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), *continued from June 1*
 - C. 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)
 - D. Special Permit Application of Richard Vocke, applicant, to furnish and install a ground based solar PV array consisting of forty-eight panels, approximately 852 square feet in total area, on property located at 374 Wedgewood Road, owned by David and Rebecca Balkun, in an R-40 zone (SPU #650)
- 8. BUSINESS MEETING**
 - A. Proposed zoning text amendment to amend Section 3-08, Housing Opportunity District (HOD) (ZA #608), *tabled from June 1*
 - B. 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 June 1*

- C. 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 June 1*
- 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 June 1*
- E. 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)
- F. Special Permit Application of Richard Vocke, applicant, to furnish and install a ground based solar PV array consisting of forty-eight panels, approximately 852 square feet in total area, on property located at 374 Wedgewood Road, owned by David and Rebecca Balkun, in an R-40 zone (SPU #650)
- G. Romano, Parker & Associates, applicant, 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 June 1*
- 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 June 1*
- 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 June 1*
- J. 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), *tabled from June 1*

9. ADMINISTRATIVE ITEMS

- Request for Administrative Approval: Ryan Brechlin and Thomas Selmont, applicant, site plan application for an auction house that predominantly (85+%) sells online with some very limited in person pick/purchase. Customers are allowed by invitation or appointment only. No modification to building or property. No parking or traffic changes. Property located at 8 Metals Drive, aka 172 Wonx Spring Road, in an I-1 zone (SPR #1824)

10. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Wesley Cote, Special Permit application to construct a garage which will be in excess of 3 spaces, property located at 131 (aka 137) Mount Vernon Road, in an R-20/25 zone (SPU #651), *July 20*

11. RECEIPT OF NEW APPLICATIONS

- Calco Construction & Development, LLC, site plan modification of existing building with drive-thru to coffee shop with drive-thru and retail, property located at 812 Queen Street, in a B zone (SPR #1822)

- Buck, LLC, site plan application to construct building and parking area for offices, storage and warehousing, property located at 50 Mastrianni Place, in an I-2 zone (SPR #1823)
- Central Connecticut Resource Recovery, LLC, site plan modification to an existing site plan, reducing a portion of landscape buffer from 50' to 20', property located at 65 Triano Drive, in an I-2 zone (SPR #1687.2)

12. ADJOURNMENT