

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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Caleb Cowles, Alternate
Stuart Savelkoul, Alternate

David Lavallee
Acting Town Planner

Matthew Reimondo
Zoning Enforcement Officer

TUESDAY, July 20, 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=m8308ac34625ca57d73cc0791ea4f6b1b>

Meeting number:-**179 730 9810**

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, July 20, 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 15, 2021
- 7. PUBLIC HEARING**
 - A. 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)
- 8. BUSINESS MEETING**
 - A. 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)
 - B. 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 15*
 - C. 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 15*
 - D. 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 15*
 - E. 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)

- F. 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)
- G. 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)
- H. Proposed zoning text amendment to amend Section 3-08, Housing Opportunity District (HOD) (ZA #608), *tabled from June 15*
- I. 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 15*
- J. 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 15*
- K. Request for release of \$16,000 Public Improvement bond, Auto Zone, 1776 Meriden-Waterbury Turnpike (SPR #1793)
- L. Request for release of \$8,600 Erosion and Sedimentation bond, Auto Zone, 1776 Meriden-Waterbury Turnpike (SPR #1793)
- M. Request for release of \$2,800 Erosion and Sedimentation bond, Southington Country Club, Inc. (S #1225)
- N. Request for release of \$1,000 Public Improvement bond, Southington Country Club, Inc. (S #1225)
- O. Request for release of \$6,500 Erosion and Sedimentation bond, Southington Country Club, Phase 1 (S #1251)

9. ADMINISTRATIVE ITEMS

- PA 2129 Opt-outs for accessory apartments as-of-right and associated parking

10. DISCUSSION ITEMS

- Standing of Current Regs and Opt-out for retail sales of recreational marijuana. Discussion of a potential opt-out as it relates to land use only.

11. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Lovley Development, Inc., Special Permit application to establish an open space preservation subdivision, property located at 1268 West Street, owned by CB West, LLC, et al, in an R-40 zone (SPU #652), *August 17*
- Vincent and Jennifer Micacci, Special Permit application for a garage in excess of 3 spaces, property located at 511 Winding Ridge, in an R-80 zone (SPU #653), *August 17*
- Amanda and Michel Dauphinais, Special Permit application for a garage in excess of 3 spaces, property located at 361 Pratt Street, in an R-40 zone (SPU #654), *August 17*

12. RECEIPT OF NEW APPLICATIONS

13. ADJOURNMENT