

PLANNING AND ZONING COMMISSION

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



Robert Hammersley, Chair
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Stuart Savelkoul, Alternate

Maryellen Edwards
Town Planner

David Lavallee
Assistant Town Planner

Matt Reimondo
Zoning Enforcement Officer

**Tuesday, August 17, 2021
7:00 p.m.**

**John Weichsel Municipal Center
Assembly Room
196 North Main Street**

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 July 20, 2021
7. **PUBLIC HEARINGS**
 - 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),
continued from July 20
 - B. 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)
 - C. Arsim Coma, Home Occupation application to use premises as phone service for residential garage door servicing company and to park van in driveway (all material will be stored elsewhere or in van), property located at the duplex of 55 Longo Drive (57 side), in an I-2 zone (HO #79)

- D. 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)
- E. Petition of Southington Planning and Zoning Commission to Enact a Zoning Regulation Amendment of Text to create a new section 11-24 of the Zoning Regulations regarding “Recreational Cannabis/Marijuana”. (ZA #611)

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), *tabled from July 20*
- B. 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)
- C. Arsim Coma, Home Occupation application to use premises as phone service for residential garage door servicing company and to park van in driveway (all material will be stored elsewhere or in van), property located at the duplex of 55 Longo Drive (57 side), in an I-2 zone (HO #79)
- D. 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)
- E. Petition of Southington Planning and Zoning Commission to Enact a Zoning Regulation Amendment of Text to create a new section 11-24 of the Zoning Regulations regarding “Recreational Cannabis/Marijuana”. (ZA #611)
- F. 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 July 20*
- G. 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), *tabled from July 20*
- H. Chris Kazanovicz, c/o EBI Consulting, site plan application to construct a 7-11 convenience store building with gasoline pumps and canopy. Underground fuel storage tanks are proposed to facilitate the gasoline sales operation onsite. The existing pharmacy building will be demolished to make room for the proposed development, property located at 500 Queen Street, owned by RAP Properties, LLC, in a “B” zone (SPR #1825)
- I. Pro Realty, request to post \$15,000 bond in lieu of site plan compliance, 161 Canal Street (SPR #1805)
- J. Hillcrest Village, request to post \$192,000 bond in lieu of site plan compliance (SPR #1485)

9. ADMINISTRATIVE ITEMS

10. ITEMS TO SCHEDULE FOR PUBLIC HEARING

A. Carol and Gilman Albert, Petition to Change a Zoning District Boundary from I-1 to R-20/25, property located at 144 Pine Street (ZC #572), *September 7*

B. Matt Oneglia, 9 lot re-subdivision application, property located at 181 West Queen Street, in an I-1 zone (S #1328), *September 7*

11. RECEIPT OF NEW APPLICATIONS

12. ADJOURNMENT

[LINK TO MEETING DOCUMENTS](#)