

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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Maryellen Edwards
Director of Planning and
Community Development

David Lavalley
Assistant Town Planner

Matt Reimondo
Zoning Enforcement Officer

**PLEASE NOTE - MASKS ARE REQUIRED IN TOWN BUILDINGS
REGARDLESS OF VACCINATION STATUS**

**Tuesday, September 7, 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 August 17, 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), *public hearing continued from August 17*
 - B. 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), *public hearing continued from August 17*
 - C. 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)

D. Matt Oneglia, 9 lot re-subdivision application, property located at 181 West Queen Street, property owned by Southington Land Associates, in an I-1 zone (S #1328)

8. BUSINESS MEETING

- A. 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), *tabled from August 17*
- B. 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 August 17*
- C. 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)
- D. Matt Oneglia, 9 lot re-subdivision application, property located at 181 West Queen Street, property owned by Southington Land Associates, in an I-1 zone (S #1328)
- E. 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), *tabled from August 17*
- F. 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), *tabled from August 17*
- 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), *request to table*
- H. Diane L Kelley, c/o Jeffrey N. Massicott, site plan application for proposed addition with home office and four parking spaces, property located at 1506 West Street, in an WSB zone (SPR #1827)
- I. Request for renewal of existing registration for Regulated Activities in Aquifer Protection Areas, 600 Woodruff Street
- J. Request for release of \$4,800 PI bond, 480 Queen Street (SPR #1593)
- K. Request for release of \$1,000 E&S bond, 480 Queen Street (SPR #1593)
- L. Request for release of \$6,600 PI bond, 1116 West Street (SPR #1637)

9. ADMINISTRATIVE ITEMS

- Request for administrative approval, site plan application of L&L West, LLC, for a proposed Starbucks, on property located at 1095 (1103) West Street, owned by S & G, LLC, in a B zone (SPR #1826)

10. LEGISLATIVE UPDATES

11. ITEMS TO SCHEDULE FOR PUBLIC HEARING

12. RECEIPT OF NEW APPLICATIONS

- Masotti Realty of CT, LLC, site plan modification application for proposed 5000 sq.ft. addition to existing building, property located at 120 Industrial Drive, in an I-1 zone (SPR #1552.3)
- Queen Street Group, LLC, site plan modification application for proposed drive-thru at an existing restaurant coffee shop, property located at 613 Queen Street, in a “B” zone (SPR #1828)

13. ADJOURNMENT

[LINK TO MEETING DOCUMENTS](#)