

PLANNING AND ZONING COMMISSION

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



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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 21, 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 September 7, 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 September 7*
 - B. 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), *public hearing continued from September 7*
 - C. 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), *public hearing continued from September 7*

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 September 7*
- B. 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), *tabled from September 7*
- C. 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), *tabled from September 7*
- D. 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 September 7*
- E. 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), *tabled from September 7*
- F. 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)
- G. 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)
- H. Renewal of existing registration for Regulated Activities in Aquifer Protection Areas, 960 Meriden-Waterbury Turnpike.
- I. Request for Mandatory 8-24 referral for the abandonment of Whitman Road (MR #563)

9. ADMINISTRATIVE ITEMS

10. LEGISLATIVE UPDATES

11. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Sara Pritchard, Home Occupation application for cottage food license, property located at 633 Mulberry Street, in an R-20/25 zone (HO #81), *October 5*

12. RECEIPT OF NEW APPLICATIONS

- Dawn D. Derwin, site plan application to construct a 2,000 SF ION Bank with drive-up ATM and 2,000 SF retail building, with associated site improvements, property located at 376 North Main Street, owned by Shawn Daigle, in a B zone. (SPR #1829)

13. ADJOURNMENT

[LINK TO MEETING DOCUMENTS](#)