


**TOWN OF SOUTHTON**  
**PLANNING AND ZONING COMMISSION**  
196 N. MAIN STREET, SOUTHTON, CT 06489

To: Southington Planning and Zoning Commission  
From: Rob Phillips; Dir. of Planning and Community Development  
David Lavalley; Environmental Land Use Planner/Assistant Town Planner   
Re: SPR #1802/ SPU #639 1615 West Street  
Date: 8/17/20

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Planning Department Checklist

1. A 4' wide planted berm is required between parking areas and West Street.
2. Please refer to Section 4-05 of the Zoning Regs, particularly with regard to parking, landscaping, LID components, and building design and revise the plans accordingly.
3. All lighting should be LED and full cut-off.
4. Any new signage will require separate approval.
5. Please provide a rendering of the building.
6. All plantings including seed mixes shall be native in origin.
7. Is there an area for deliveries/loading area (required)?
8. The entire basin needs a planting plan
9. Temp wattles or stone checks are needed at inlets/outlets to basins.
10. CB's 2, 4, 5, and 10 should have hoods.
11. The entire swale along West Street should be matted and hydroseeded with a tackifier and stone/wattle checks every 50'.
12. Is there an agreement for the basin grading (304 contour) that is on Sepko land?
13. 2.5 acres is a requirement for the zone- the parcel appears to be deficient in area.
14. Stated use is "medical office", however other communications have been banquet or event space. Please confirm the intended use clearly.
15. Please re-evaluate the parking demand requirements based on the following:
  - For medical or dental offices, excluding home occupations, 1 parking space for each 2003 square feet of net floor area. Net floor area means the gross floor area of a building minus areas used for vents, shafts, attics, basements used for storage only, hallways, stairways, foyers and other similar common areas. The

applicant shall provide pertinent floor area usage calculations on the site plan and building plans.

16. Please provide shared future access easements along the property lines to the north, east and south.
17. Provide color renderings of the proposed building.
18. Please respond to this checklist in writing.