

PLANNING AND ZONING COMMISSION

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



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Robert A. Phillips, MS, MPA, AICP
Director of Planning and
Community Development

David Lavallee
Assistant Town Planner

Matthew Reimondo
Zoning Enforcement Officer

WEDNESDAY, NOVEMBER 4, 2020

7:00 p.m.

Planning and Zoning Commission Regular Meeting
Hosted by Robert Phillips, Director of Planning

PLEASE CAREFULLY READ THE FOLLOWING:

JOIN MEETING HERE –

<https://southingtonct.webex.com/southingtonct/j.php?MTID=mcc3603306af8c092526e4ce4a65b5fc5>

Meeting number: 173 653 7099

Password: 1234

More ways to join:

Join by phone

1-408-418-9388 United States

Access code: 173 653 7099

Should you only be able to utilize the call-in feature, you can email any questions about any public hearing to phillipsr@southington.org while the hearing is still open.

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](#)

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7:00 p.m.

Planning and Zoning Commission Regular Meeting

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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. Special Meeting of October 20, 2020
 - B. Regular Meeting of October 20, 2020
- 7. PUBLIC HEARING**
 - A. Eleni Real Estate, LLC, Special Permit Application for two buildings on one lot, property located at 1615 West Street, in the WSB zone, parcel size 2.13 acres (SPU #639), *extended from October 20*
 - B. Lovley Development, Inc., Special Permit Application for proposed 15 units age-restricted development, property located at 45 Pacer Lane, owned by Dennis Crispino, in an ARCHZ zone, parcel size 5.75 acres (SPU #641), *continued from October 20*
 - C. Proposed zoning regulation text amendment to repeal Section 18 – Redevelopment Overlay District (ROD), (ZA 606), *opening of public hearing was tabled to November 4*
 - D. Christine Plourde, Home Occupation application for Cottage Food Industry, property located at 17 Alyssa Court, in an R-20/25 zone (HO #77)
- 8. BUSINESS MEETING**
 - A. Eleni Real Estate, LLC, Special Permit Application for two buildings on one lot, property located at 1615 West Street, in the WSB zone, parcel size 2.13 acres (SPU #639), *tabled from October 20*
 - B. Eleni Real Estate, LLC, site plan modification application for a two-story office/retail building, property located at 1615 West Street, in the WSB zone, parcel size 2.13 acres (SPR #1802), *tabled from October 20*

- C. Lovley Development, Inc., Special Permit Application for proposed 15 units age-restricted development, property located at 45 Pacer Lane, owned by Dennis Crispino, in an ARCHZ zone, parcel size 5.75 acres (SPU #641), *tabled from October 20*
- D. Lovley Development, Inc., site plan application for proposed 15 units age-restricted development, property located at 45 Pacer Lane, owned by Dennis Crispino, in an ARCHZ zone, parcel size 5.75 acres (SPR #1804), *tabled from October 20*
- E. Proposed zoning regulation text amendment to repeal Section 18 – Redevelopment Overlay District (ROD), (ZA 606), *tabled from October 20*
- F. Christine Plourde, Home Occupation application for Cottage Food Industry, property located at 17 Alyssa Court, in an R-20/25 zone (HO #77)
- G. 8-24 referral for the purchase of 55 Sherry Drive for \$400,000 (MR #557)
- H. Request for road acceptance, LaCourse Pond Place from Marion Avenue to its terminus, a total distance of 745 feet (.14 mi), subject to receipt of a \$19,000 maintenance bond (S #1315)
- I. Request for road acceptance, Aspen Way from Loper Street to its terminus, a total distance of 1,560 feet (.29 mi) and Teakwood Dr from Aspen Way to its terminus, a total distance of 440 feet (.08 mi) subject to receipt of a \$30,000 maintenance bond (S #1312)

9. ADMINISTRATIVE ITEMS

- Adoption of 2021 meeting schedule
- Regulations Review Committee Update and Discussion

10. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Michael Treviso, Special Permit application to construct a garage in excess of 3 spaces, property located at 212 Valley View Court, in an R-40 zone (SPU #642), *November 17*
- Severino V. Bovino, V.P. (KJA), agent for Michael Riccio and David J. Carabetta, application to change zone boundary from R-20/25 to B, property located at 307 Meriden-Waterbury Turnpike, owned by Compagnos, LLC, parcel size .83 acres (ZC #568), *November 17*

11. RECEIPT OF NEW APPLICATIONS

12. ADJOURNMENT