



# Town of Southington

## Economic Development

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November 17, 2020

### Statement to Remove ROD

Since the inception of the ROD, significant changes in ownership and uses have made this overlay zone for the four areas of Town, either difficult to achieve from a practical standpoint or no longer effective as originally intended.

The area downtown remains without a developer, with the extension set to expire in September 2021. Given the time period one could reasonably surmise that ample time has passed for an ROD plan to materialize.

The Plantsville area adjacent to Exit 30 has had several new owners with different uses and perspectives that prevent an assemblage required to meet the minimum requirement necessary to complete an ROD.

The same position stands for the Downtown Plantsville and the Milldale planned ROD areas. The PZC and ZBA have provided for the implementation of uses for the former antique shop and adjacent property for reuse.

The recent zone change for a portion of the 1608 Meriden-Waterbury Road property from I-1 to business to accommodate a gas station is also a recent change within the established ROD. This facilitation provides for a material development currently, but may be considered a material impact away from an ROD development.

Since three of the four areas of the ROD are materially adversely impacted, allowing for one area may be similar to spot zoning. Given this situation, it may be more prudent for the Commission to remove the overlay regulations and provide for regulations more suitable for long term planning commensurate with the most recent POCD.

The current Planning and Zoning Commission has an opportunity, through thoughtful consideration, to update and bring forth a suitable, relevant plan pursuant for future growth that is attainable, feasible and provides for more detail associated with the type of development that is warranted within these areas if change is deemed appropriate.

Thank you for your consideration.

Respectfully,

Louis Perillo III  
Economic Development Director