

PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER, 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489
PHONE (860) 276-6248 - FAX (860) 628-3511



*pd 2/20
check 4965
10/22/20
\$260*

FEE: See fee schedule

Z.C. # 568

PETITION TO CHANGE A ZONING DISTRICT BOUNDARY (IES)

The undersigned petitions the Southington Planning and Zoning Commission to grant a change in one or more zoning district boundaries.

Current Zone: R-20/25 Proposed Zone: "B"

Description of area where zoning district boundary is proposed:

Map 025 Parcel 065

Property address: #307 MERIDEN WTBYPKE

Provide metes and bounds description of area where zoning district boundary is proposed: (use separate sheet if necessary)

PROPERTY IS BOUNDED NORTH 141.7' BY #1626 MERIDEN AVE., SOUTH 128.67' BY
MERIDEN WTBYPKE, WEST 263' BY #321 MERIDEN WTBYPKE EAST 141' BY
#1656 MERIDEN AVE. and 148' by #1638 & #1644 MERIDEN AVE. PARTLY BY EACH.

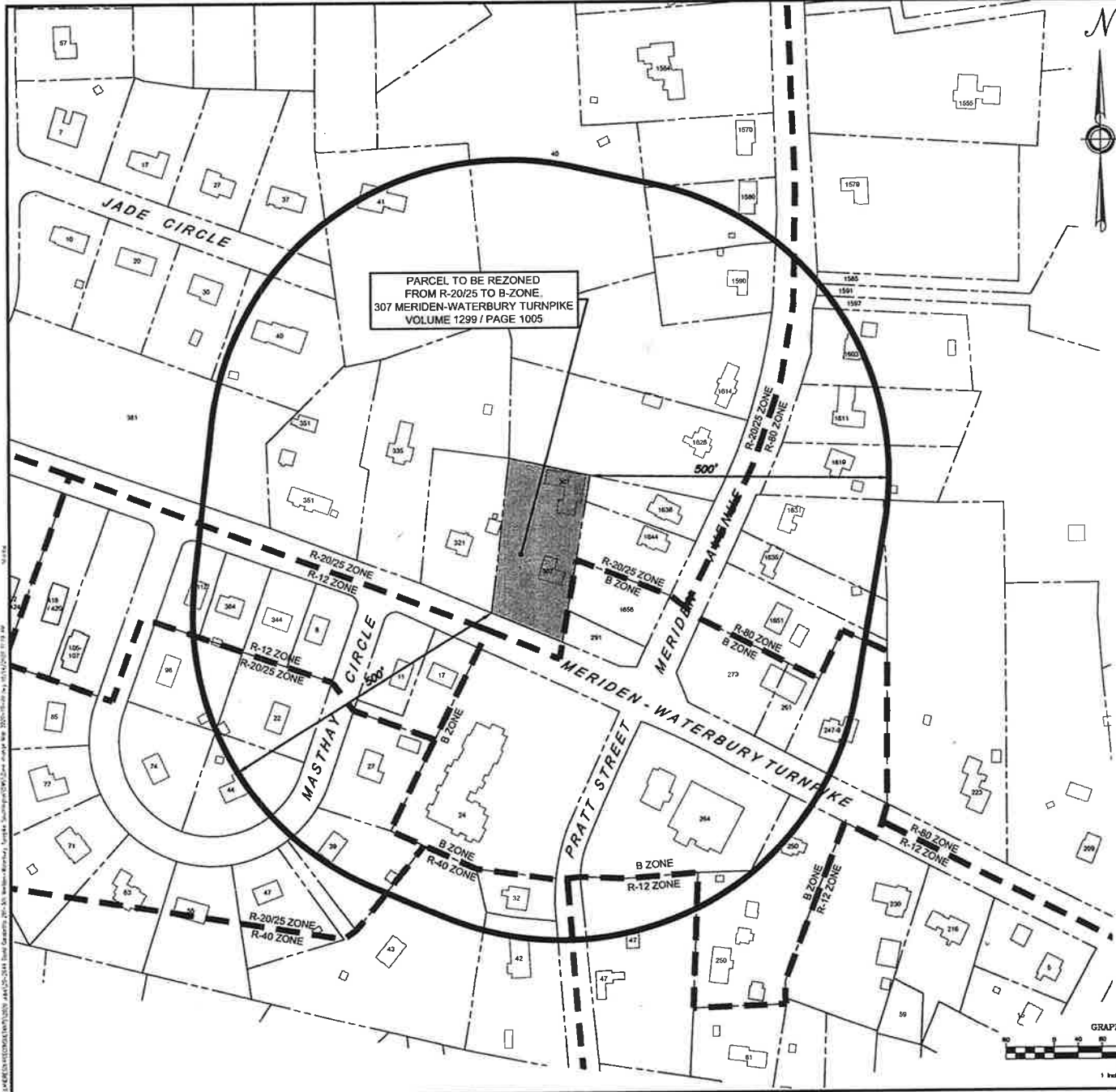
Is any portion of the proposed boundaries within 500 feet of a Town boundary?

yes no

Reason for desired change: TO ALLOW A BETTER DEVELOPMENT SCENARIO FOR THE
(EXISTING BUSINESS ZONED) PARCEL AT #1656 MERIDEN AVE.

NOTE: This petition requires notification of all property owners within a 500 foot radius of the change area and a public hearing. See Section 14-03 for the responsibilities of the petitioner. Please include 7 copies of the 500 foot radius map and one copy of the boundary change map reduced to 8 1/2 x 11 inches.

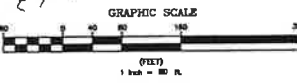
Date: 10/22/20 Signature of petitioner: Senhino V. Bovino V.P. (KJA) agent for
Print name: MICHAEL RICCIO #124 Andrews St. Southington
and David J. CARABETTA
Mailing address: #601 WINDING RIDGE, Southington, CT 06489
Telephone: 860-621-3639
EMAIL - Bovino@KratzerJones.com



ADJOINING PROPERTY OWNERS WITHIN 500 FEET OF PROPOSED ZONE CHANGE PARCEL

Parcel #	Owner	Address	City	State	Parcel #	Owner
1561	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1562	THOMAS PROPERTIES LLC
1562	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1563	THOMAS PROPERTIES LLC
1563	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1564	THOMAS PROPERTIES LLC
1564	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1565	THOMAS PROPERTIES LLC
1565	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1566	THOMAS PROPERTIES LLC
1566	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1567	THOMAS PROPERTIES LLC
1567	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1568	THOMAS PROPERTIES LLC
1568	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1569	THOMAS PROPERTIES LLC
1569	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1570	THOMAS PROPERTIES LLC
1570	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1571	THOMAS PROPERTIES LLC
1571	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1572	THOMAS PROPERTIES LLC
1572	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1573	THOMAS PROPERTIES LLC
1573	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1574	THOMAS PROPERTIES LLC
1574	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1575	THOMAS PROPERTIES LLC
1575	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1576	THOMAS PROPERTIES LLC
1576	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1577	THOMAS PROPERTIES LLC
1577	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1578	THOMAS PROPERTIES LLC
1578	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1579	THOMAS PROPERTIES LLC
1579	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1580	THOMAS PROPERTIES LLC
1580	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1581	THOMAS PROPERTIES LLC
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1584	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1585	THOMAS PROPERTIES LLC
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1588	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1589	THOMAS PROPERTIES LLC
1589	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1590	THOMAS PROPERTIES LLC
1590	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1591	THOMAS PROPERTIES LLC
1591	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1592	THOMAS PROPERTIES LLC
1592	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1593	THOMAS PROPERTIES LLC
1593	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1594	THOMAS PROPERTIES LLC
1594	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1595	THOMAS PROPERTIES LLC
1595	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1596	THOMAS PROPERTIES LLC
1596	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1597	THOMAS PROPERTIES LLC
1597	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1598	THOMAS PROPERTIES LLC
1598	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1599	THOMAS PROPERTIES LLC
1599	THOMAS PROPERTIES LLC	1511 JANE ST	SOUTHINGTON	CT	1600	THOMAS PROPERTIES LLC

- MAP NOTES
- This survey and map have been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300a-1 through 20-300a-20 and the "Minimum Standards of Accuracy, Content and Certification for Surveys and Maps" in the State of Connecticut effective June 21, 1996, amended October 28, 2016.
 - The type of survey performed and the mapped features depicted hereon are in accordance with the requirements of a Compilation Plan.
 - There is no Boundary determination/opinion as part of this plan.
 - This survey conforms to a Horizontal Accuracy Class D.
 - North as depicted hereon is based upon the Town of Southington GIS Data.
 - Reference is made to the following maps:
 - A. Property lines and adjoining owner information as depicted compiled from Town of Southington GIS Data.



COMPILATION PLAN

ZONE CHANGE MAP

LAND OF
CAMPAGNOS LLC

307 MERIDEN-WATERBURY TURNPIKE
TOWN OF SOUTHINGTON
HARTFORD COUNTY, CONNECTICUT

Scribe/Date	CAD File	Prepared by	Drawn by	Checked by	Approved by

ZCM-1

Legend:
 1 Land Planning
 2 Civil Engineering
 3 Surveying
 4 Land Surveying
 5 Landmark Architecture
 6 100' W of Stone, Zone F
 7 Connecticut GIS Data
 8 Public Access 2014 Data
 9 2016 GIS Data
 10 1: Horizontal Bldg. Surv. into
 2016 GIS Data
 11 1/2" = 50' FT
 12 1/4" = 100' FT
 13 1/8" = 25' FT