

PLANNING AND ZONING COMMISSION

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



Robert Hammersley, Chair
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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

TUESDAY, DECEMBER 1, 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=m1d36280a0f644b412eaac37eefbd3e51>

Meeting number: 179 265 5464

Password: 1234

More ways to join:

Join by phone

1-408-418-9388 United States

Access code: 179 265 5464

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](#)

Tuesday, December 1, 2020
7:00 p.m.
Planning and Zoning Commission Regular Meeting
Hosted by Robert Phillips, Director of Planning

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 November 17, 2020
- 7. PUBLIC HEARING**
 - A. Proposed zoning regulation text amendment to repeal Section 18 – Redevelopment Overlay District (ROD), (ZA 606), *tabled from November 17*
- 8. BUSINESS MEETING**
 - A. Proposed zoning regulation text amendment to repeal Section 18 – Redevelopment Overlay District (ROD), (ZA 606), *tabled from November 17*
 - 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 November 17*
 - C. Execwest Retail, LLC, site plan modification for the construction of a 110 Grill Restaurant at the location depicted as Building 300 on previously approved site plans, property located at 99 Executive Boulevard South, in a B zone, parcel size 9.07 acres (SPR #1808)
 - D. Jack’s Family Donuts, LLC, site plan modification application to allow the following:
extending the drive-thru lanes to the rear of the property, moving the menu boards and call box to the rear of the site, relocating the dumpster, adding an additional menu board and call box and adding a pre-pay hut, property located at 1825 Meriden-Waterbury Turnpike, owned by Southington Development Partners, LLC, parcel size 1.19 acres, in a B zone (SPR #1770.1)

E. “CGS 8-24 Referral for the Purchase of Development Rights (PDR) of 47.951 +/- acres for a total cost of \$795,986, with a Town of Southington contribution of \$397,993 (50%), for property known as “Karabin Farms”, 894 and 942 Andrews Street, as delineated on property survey entitled “Map of Property of Diane L. Karabin, by Weston and Sampson, dated June 5, 2020” . MBL – 137010 and 137011 in an R-80 zone.

9. ADMINISTRATIVE ITEMS

- Regulations Review Committee Update and Discussion

10. ITEMS TO SCHEDULE FOR PUBLIC HEARING

11. RECEIPT OF NEW APPLICATIONS

- Mount Southington, site plan modification application to remove existing ski school building and replace with 2,820 sf two story building, property located at 396 Mount Vernon Road, parcel size 98.91 acres (SPR #1809)

12. EXECUTIVE SESSION: To discuss pending litigation

13. ADJOURNMENT