

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

TUESDAY, DECEMBER 15, 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=md7578e7cb96a3bb37d80871693761c61>

Meeting number: 179 158 0381

Password: 1234

More ways to join:

Join by phone

1-408-418-9388 United States

Access code: 179 158 0381

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 15, 2020

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. Regular Meeting of December 1, 2020

7. PUBLIC HEARING

A. Brian Teske, home occupation application for retail sales of pistols, revolvers, rifles and ammunition and other items allowed per FFL7. Orders to be taken online and shipped via UPS or USPS, property located at 362 Mill Street, in an R-12 zone (HO #78)

8. BUSINESS MEETING

A. Brian Teske, home occupation application for retail sales of pistols, revolvers, rifles and ammunition and other items allowed per FFL7. Orders to be taken online and shipped via UPS or USPS, property located at 362 Mill Street, in an R-12 zone (HO #78)

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 December 1*

C. 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), *tabled from December 1*

D. Mount Southington, site plan modification application to remove existing ski school building and replace with 2,820 s.f. two story building, property located at 396 Mount Vernon Road, parcel size 98.91 acres, in a R-80 zone (SPR #1809)

- E. Town of Southington, site plan application for the demolition of existing pump station building, concrete pad, equipment and appurtenances, and the construction of a new precast pump station, related controls, concrete pads, fencing, stormwater management facilities and landscaping, Plantsville Pump Station, property located at 806 South Main Street, in an CB zone (SPR #1810)
- F. Release of \$6,000 E & S bond, Fibre Optic Plus, LLC, 30 Industrial Drive (SPR #1756)
- G. Release of \$8,000 E & S bond, Midconn Properties, LLC, 49 Birch Street (SPR #1773)
- H. Release of \$11,970 E & S bond, Wendy's, 1799 Meriden Waterbury Tpke (SPR #1779)
- I. Request for informal discussion with the Commission regarding 349 and 387 Marion Avenue and applicability of Section 4-01.1 RIGHT-OF-WAY of the Southington Subdivision Regulations

9. ADMINISTRATIVE ITEMS

- Regulations Review Committee Update and Discussion
- Authorization for Administration review: F & F Concrete, site plan modification application to construct a 2,650 sq.ft. building addition, property located at 110 West Main Street, in an I-2 zone, parcel size 7.6 acres (SPR 1774.1)

10. ITEMS TO SCHEDULE FOR PUBLIC HEARING

11. RECEIPT OF NEW APPLICATIONS

12. ADJOURNMENT