

TOWN OF SOUTHLINGTON
PLANNING AND ZONING COMMISSION
196 N. MAIN STREET, SOUTHLINGTON, CT 06489

To: Southington Planning and Zoning Commission
From: David Lavalley; Acting Director of Planning and Community Development
Re: SPR #1866, CAVA Restaurant addition, 1615 West Street
Date: 3/24/23

Planning Department Checklist

1. New signage approval will be separate.
2. All lighting should be LED and full cut-off.
3. The residential structure cannot be used for a residence; a note on the plan should state such.
4. No outside storage is allowed under this approval.
5. Access easements should be provided to all adjacent properties.
6. Liquor service approval will be needed from ZBA as service is expanded.
7. Please depict the 44 overflow spaces on the plan. Grading as well.
8. Please provide a rendering of the addition.
9. Please indicate what mechanicals will be on the top of the addition, if any.
10. The access easement to the south may need to move up the property line.
11. Please refer to Section 4-05.7 for compliance.
12. Is any lighting proposed on the overflow parking?
13. The sidewalk should be installed across the entire frontage.
14. Rain gardens are required for roof discharge.
15. Please show the required number of street trees.
16. Please see Section 12-02.01 for lot requirements.

17. The landscaping ratio applies to the 50 new spaces as well.
18. What will the peak hour trips be?
19. Please see Section 4-05.7.D.
20. Please see Section 4-00.3 regarding buffers.
21. The infiltrator trench should be landscaped.
22. I think the Do Not Enter should be a Do Not Exit sign.
23. Please respond to this checklist in writing.