

# PLANNING AND ZONING COMMISSION

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



Robert Hammersley, Chair  
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Tessa Mah, Alternate

Maryellen Edwards  
Director of Planning and  
Community Development

David Lavalley  
Assistant Town Planner

Matt Reimondo  
Zoning Enforcement Officer

**Tuesday, October 4, 2022  
7:00 p.m.**

**John Weichsel Municipal Center  
Assembly Room  
196 North Main Street  
Southington, CT**

## AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DETERMINATION OF QUORUM**
4. **PLEDGE OF ALLEGIENCE**
5. **MOMENT OF SILENT REFLECTION**
6. **APPROVAL OF MINUTES**
  - A. Regular meeting of September 20, 2022
7. **COMMISSIONER DISCUSSION**
  - Subcommittee Reports
8. **PUBLIC HEARINGS**
  - A. AA Denorfia Building & Development, LLC, Special Permit Application to construct an active adult housing development in the ARCHZ zone with a private road, public sewer, water, utilities, storm drainage and other necessary improvements. Property located at 570 Meriden Waterbury Turnpike. Zone-ARCHZ. (SPU#666)
9. **BUSINESS MEETING**
  - A. Buck LLC, Site Plan Modification application for original approved plan (SPR#1823) to revise the building designs and grading around site. Square footage of proposed buildings 5,000 sq. ft & 3,250 sq. ft. Property located at 50 Mastrianni Place. Zone I-2. (SPR#1823.1) *(tabled from 9/20)*

- B. Lepage Homes, Inc Subdivision Application for a 12-lot subdivision. Property located at 347,349,389 Marion Ave. Zone R20/25, I-1. (S#1337) (*tabled from 9/20*)
- C. AA Denorfia Building & Development, LLC, Special Permit Application to construct an active adult housing development in the ARCHZ zone with a private road, public sewer, water, utilities, storm drainage and other necessary improvements. Property located at 570 Meriden Waterbury Turnpike. Zone-ARCHZ. (SPU#666)
- D. AA Denorfia Building & Development, LLC, Site Plan Application to construct an active adult housing development in the ARCHZ zone with a private road, public sewer, water, utilities, storm drainage and other necessary improvements. Property located at 570 Meriden Waterbury Turnpike. Zone ARCHZ. (SPR#1844)
- E. Southington Sparrow LLC, Site Plan Application for proposed 24,344 s.f medical building. Property located at 1908 West St. Zone I-1. (SPR#1855)

**10. ADMINISTRATIVE ITEMS**

**11. APPROVAL OF 2023 MEETING SCHEDULE**

[Link to Proposed Meeting Schedule](#)

**12. RECEIPT OF NEW APPLICATIONS AND ITEMS TO SCHEDULE FOR PUBLIC HEARING**

**13. ADJOURNMENT**

[Link to Meeting Documents](#)