

Current Land Use Applications

Updated: August 2, 2022

<https://www.meridenct.gov/>

CONTACT PLANNING AT 203-630-4081 FOR MORE INFORMATION

Note – agendas, meeting dates and meeting location are subject to changes.

Call the day of the meeting to confirm agenda items and location.

ZONING BOARD OF APPEALS

Meeting date: Tuesday, August 2, 2022 at 6:30 p.m. Engineering Conference Room, Room 28, City Hall, 142 East Main Street, Meriden, CT.

The packet and agenda can found on the Friday prior to the meeting by clicking the Zoning Board of Appeals tab at this website: <https://meridencityct.documents-on-demand.com/>

APPLICATIONS:

- a. **Appeal #4763 at 163, 171, 177 Pratt St. and 103 Twiss St., 163 Pratt LLC, Owner/Applicant.** Requesting a variance per Sec. 213-27N(2) to increase density of residential dwelling units to 45 units where 25 is required and Sec. 213-27L(1) Table 213-3 to reduce the ground floor height minimum to 9-10 ft. where 12 ft. is required for residential uses in the TOD-Park zone.
- b. **Appeal #4768 at 27, 35, 43, 51 & 57 So. Broad St., Batista LLC & 3B Realty LLC, Owners/Batista Companies, Applicant.** Requesting a variance per Sec. 213-59H and 213-46A(3) for reduction of distance for drive-through menu board to 65.52' where 100' is required and a variance of the 25' landscape buffer in the C-3/R-1 zone. (To be heard concurrently with Appeal #4764)
- c. **Appeal #4764 at 27, 35, 43, 51 & 57 So. Broad St., Batista LLC & 3B Realty LLC, Owners/Batista Companies, Applicant.** Requesting site plan approval per Sec. 213-72 and special exception per Sec. 213-25(2)(c) and Sec. 213-25(2)(g) for fast food restaurant with drive-through facility in the C-3 zone.
- d. **Appeal #4766 at 476 Colony St., 476 Colony St LLC, Owner/Meriden Motors, Applicant.** Requesting a Certificate of Location Approval per CGS Sec. 14-54 for auto sales and repair in the M-3 zone. (ZBA acting as agent of State of CT)
- e. **Appeal #4767 at 39 Butternut Dr., Melissa Egan, Owner/Applicant.** Requesting a variance per Sec. 213-44F for reduction of pool distance from a main building to six (6) feet where ten (10) feet is required in the R-R zone.
- f. **Appeal #4769 at 1149 East Main St., GCMS Lodging Partners, LLC, Owner/CSRE, Applicant.** Requesting a variance per Sec. 213-12B for reduction of side yard setback of 22.51' where 25' is required; requesting site plan approval per Sec. 213-72 and special exception per Sec. 213-25B(2) (1) to convert 124 hotel units to 85 apartments in the C-2 zone.

INLAND WETLANDS & WATERCOURSE COMMISSION

Meeting date: Wednesday, August 3, 2022 at 6:30 p.m. Engineering Conference Room, Room 28, City Hall, 142 East Main Street, Meriden, CT.

The packet and agenda can found on the Friday prior to the meeting by clicking the Inland Wetlands Watercourse tab at this website: <https://meridencityct.documents-on-demand.com/>

NEW BUSINESS:

- a. Application of DFC of Research 1201, LLC at 1051 Research Parkway** – for a new 45,000 sq. ft. warehouse facility and associated site and utility improvements impacting +/- 600 sq. ft. of wetlands and 116,305 sq. ft. in the upland review area.
- b. Application of 850 S Main St LLC at 525 Kensington Avenue** – for new commercial development consisting of three (3) 24,200 sq. ft. buildings with associated site and utility improvements impacting +/- 1.57 acres of the upland review area.
- c. Application of Ragozzino Foods aka Foundry Industrial Associates LLC at 71 Chamberlain Highway** – Site plan modification for increase of size of approved 1,998 sq. ft. addition to 5,000 sq. ft. impacting an additional 3,002 sq. ft. of the upland review area.

PLANNING COMMISSION

Meeting date: Wednesday, August 10, 2022 at 6:30 p.m. Engineering Conference Room, Room 28, City Hall, 142 East Main Street, Meriden, CT.

The packet and agenda can found on the Friday prior to the meeting by clicking the Inland Wetlands Watercourse tab at this website: <https://meridencityct.documents-on-demand.com/>

APPLICATION:

- a. Site Plan Application of 850 S Main St LLC at 525 Kensington Avenue** – for an industrial growing and processing facility with three (3) 242' x 100' buildings and two (2) accessory structures with associated grading, site & utility improvements in the PDD zone.

APPLICATIONS TO BE HEARD AT A LATER DATE:

- a. Special Exception Permit and Site Plan Application of Robert Mangino, Architect, at 65 Westfield Road** – In accordance with Sec. 213-39.1, for adaptive reuse of the 5.2- acre Westfield Manor parcel to construct forty (40) residential units with associated site & utility improvements in the Adaptive Reuse overlay and R-1 zone.
- b. Site Plan Application of Jonathan Gonzalez at 117 Lincoln Street** – for multi-family residential development of 8 units and associated site and parking improvements in the R-3/TOD-HC zone.

ECONOMIC DEVELOPMENT HOUSING ZONING COMMITTEE (EDHZ)

Meeting date: Tuesday, August 16, 2022 at 5:30 p.m. Hybrid at City Hall, Council Chambers, Rm. 206, and via Microsoft Teams Virtual Meeting

The packet and agenda, including information on how to access the meeting, can found by clicking the Economic Development, Housing and Zoning link at this website: <https://meridencityct.documents-on-demand.com/>

Subject : Item #14 7/5/22: Per Public Act No. 21-29 (HB 6107) Sec. 6(f), the City of Meriden shall opt out of the provisions of Public Act No. 21-29 (HB 6107) Sec. 6. regarding allowance of accessory apartments in order to create accessory apartment regulations appropriate to the City.