

Current Land Use Applications

Updated: January 30, 2025

<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, February 4, 2025 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:

OLD BUSINESS: (Continued from 1/7/25):

- a. Appeal #4859 at 137 & 145 Colony St., Lukonis Enterprises LP, Owner/Applicant.** Requesting a special exception per Sec. 213-61A for change of use general repairer to used car dealership/repair in the TOD-HC zone. **(Continued from 1/7/25)**
- b. Appeal #4860 at 1415 East Main St., Mylien Thi Dinh, Owner/Applicant.** Requesting a variance per Sec. 213-25B to permit 2nd fl. living quarters in the C-3 zone and requesting a parking variance per Sec. 213-55K(1) to permit 7 spaces where 14 are required in the C-3 zone. **(Continued from 1/7/25)**
- c. Appeal #4861 at 744 Murdock Ave., Edwin Saguay & Lourdes Baculima, Owner/Applicant.** Requesting a use variance per Sec. 213-26B to permit an indoor soccer facility in the C-4/RDD zone. **(Continued from 1/7/25)**

NEW BUSINESS: (None)

INLAND WETLANDS & WATERCOURSE COMMISSION

Meeting date: Wednesday, February 5, 2025, 2024 at 6:30 p.m. Engineering Conference Room, Room 131, 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 Commission tab at this website: <https://meridencityct.documents-on-demand.com/>

APPLICATIONS:

IWWC:

- a. Application of Teddy's Stores LLC at 401 Baldwin Ave.** – For a proposed 4-lot residential subdivision located within the 100' upland review area of a jurisdictional watercourse (Spoon Shop Brook). (Received 1/8/25)
- b. Application of Jorge Igartua at 40 Fair St.** – For a single family dwelling with associated filling, grading, drainage, utilities, and driveway located within the 100' upland review area of a jurisdictional watercourse (Cathole Brook).

FLOODPLAIN:

- a. Application of Ragozzino Foods Inc. at 71 Chamberlain Hwy. and 10 Ames Ave.** – For proposed additions to an existing industrial buildings with significant activity, including filling of 1,291 sq. ft. of wetlands with mitigation area of 6,090 sq. ft.

ENFORCEMENT:

- a. Request of Dominick DeMartino at 1201 Research Parkway** – for alteration of the 2022 tree clearing reforestation plan and a reduction of the restoration bond.

APPLICATIONS RECEIVED TO BE HEARD AT A LATER DATE:

- a. Application of Yale Gardens, LLC at 50 Yale Ave., 67 Ann View Terr., and 147 Ann St.** – For a proposed 14-lot residential subdivision with 26,825 sq. ft. disturbance in the 100' upland review area of a jurisdictional watercourse (Meeting House Brook), including grading, utilities, and construction activities. (Received 1/8/25)

PLANNING COMMISSION

Meeting date: Wednesday, February 12, 2025 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 Planning Commission tab at this website: <https://meridencityct.documents-on-demand.com/>

APPLICATION:

- a. Subdivision and Site Plan Application of Teddy's Stores LLC at 401 Baldwin Ave.**
– For a four (4) lot residential subdivision with associated utilities, grading, erosion control, and landscaping in the R-1 zone. **(This will be heard contingent upon IWWC approval on 2/5/25)**

ECONOMIC DEVELOPMENT HOUSING ZONING COMMITTEE (EDHZ)

Meeting date: Tuesday, February 19, 2025 at 5:30pm 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/>