

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, April 23, 2008

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 14-08 - Market Square, Newington Chamber of Commerce, 1046 Main Street, Newington, CT 06111, contact David Johnson, 3153 Berlin Turnpike, Newington, CT, 06111, Town of Newington owner, request for Special Exception Section 3.2.8 Special Event Car Show, June 12, 2008.
- B. Petition 16-08 – 21-23 Monte Vista Avenue, Paul E. and Raymonde M. Albert owners and applicants, request for resubdivision duplex property, R-7 Zone District.
- C. Petition 19-08 – 26-28 Eighth Street, Sebastiano Menta owner and applicant, represented by Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, request for Resubdivision Approval duplex property R-7 Zone District.
- D. Petition 22-08 – Assessor’s Map SE 1552, parcel north side of Wendy’s Restaurant, 26 Cedar Street Associates, LLC applicant, Newell and Clifford Stamm owners, request for Special Exception Amendment Section 6.4 Removal of Earth Products and processing on-site. B-BT Zone District, contact Peter D’Addeo, 154 New Britain Avenue, 2nd Floor, Rocky Hill, CT 06067.
- E. Petition 23-08 – Assessor’s Map SE 1552, parcel north side of Wendy’s Restaurant, 26 Cedar Street Associates, LLC applicant, Newell and Clifford Stamm owners, request for Special Exception Amendment Section 3.15.4 Restaurant Use with Drive Through Window Service, B-BT Zone District, contact Peter D’Addeo, 154 New Britain Avenue, 2nd Floor, Rocky Hill, CT 06067.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

April 9, 2008 – Regular Meeting

April 9, 2008 – Special Meeting

V. COMMUNICATIONS AND REPORTS

- A. Accessory Apartments – Opinion Letter – Town Attorney Ben Ancona, March 28, 2008.

VI. NEW BUSINESS

- A. Petition 20-08 – 29 Costello Place, Rafael Amaya Architects, applicant, DPP Investments, LLC owner, request for Site Modification to add to existing building PD Zone District.

- B. Petition 21-08 – Assessor’s Map SE 1552, parcel north side of Wendy’s Restaurant, 26 Cedar Street Associates, LLC applicant, Newell and Clifford Stamm, owners, request for Site Plan Modification for approximately 2,085 sq. ft. restaurant use with drive through, previously approved Petition 55-07, March 12, 2008, PD Zone District.

VII. OLD BUSINESS

- A. Petition 07-08 – Faye H. Karanian, 179 Meadow Street, Newington, CT 06111 applicant request for Zone Regulation Amendment “to restore Section 6.7” formerly Interior Lots and Single Family Homes, deleted effective August 15, 2008. Hearing closed March 26, 2008. Sixty five day decision period ends May 30, 2008.
- B. Petition 08-08 – Faye H. Karanian, owner and applicant, 179 Meadow Street, Newington, CT 06111, request for interior lot at 179 Meadow Street Section 6.7 (proposed), R-12 Zone District. Hearing closed March 26, 2008. Sixty five day decision period ends May 30, 2008.
- C. Petition 09-08 – Spin Cycle, LLC, 190 Fenn Road, applicant, Umberto Manacchio, owner, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Special Permit Section 6.6 Liquor Permit, I (Industrial) Zone District. Hearing closed March 26, 2008. Sixty five day decision period ends May 30, 2008.
- D. Petition 11-08 -395 Willard Avenue, Rotundo Developers, LLC owner, Mervyn L. Rimai, MD applicant represented by Milton Lewis Howard, One Regency Drive, Bloomfield, CT 06002 and Alan Bongiovanni, 170 Pane Road, Newington, CT 06111 request for Special Exception Section 3.2.9 Adult Day Care, CD Zone District. Hearing closed March 26, 2008. Sixty five day decision period ends May 30, 2008.
- I. Petition 12-08 - 375 Willard Avenue, Rotundo Developers, LLC owner, Mervyn L. Rimai, MD applicant represented by Milton Lewis Howard, One Regency Drive, Bloomfield, CT 06002 and Alan Bongiovanni, 170 Pane Road, Newington, CT 06111 request for Site Plan approval 14,800 sq ft building Adult Day Care Use. CD Zone District. Inland Wetland report required.
- E. Petition 17-08 – 170 Pane Road, Reno Properties, LLC applicant and owner represented by Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111 request for Site Plan Modification Section 5.3 for 60,000 sq. ft. addition to the back of the existing Reno Machine building per Site Development master plan approved January 28, 2004, Petition 51-03 PD Zone District. Sixty five day decision period ends June 13, 2008.
- F. Petition 18-08 – 3320 Berlin Turnpike, GGM Properties, LLC, 239 Shunpike Road, Cromwell, CT 06416, attention Mr. Rocco Christiana, owner and applicant, request for site development approval for 3,240 sq. ft. retail use, 1,300 sq. ft. office area and 8,637 sq. ft. warehouse storage redevelopment of former EPPCO property, PD Zone District. Sixty five day decision period ends June 13, 2008.
- G. Petition 02-08 - 418 Willard Avenue Udolf Properties owner and applicant attention Mr. Leonard Udolf, 2475 Albany Avenue, West Hartford, CT 06117, represented by HRP Associates, Inc., 197 Scott Swamp Road, Farmington, CT 06032, attention Frank Sova, PLS., request for site plan modification to construct a 31 space parking lot. PR Planned Residential Zone District. Continued from March 26, 2008. Extension granted to April 23, 2008.

VIII. PETITIONS FOR SCHEDULING (TPZ May 14, 2008 and May 28, 2008)

IX. PUBLIC PARTICIPATION
(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner