

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, May 14, 2008

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 25-08 – 580 Church Street, Three Angels Seventh Day Adventist Church, owner and applicant, represented by James Cassidy, Hallisey, Pearson & Cassidy, Engineering Associates, 35 Cold Spring Road, Rocky Hill, CT 06067, Amendment of Special Exception Petition 03-05 “changes to architectural elevations”. Condition of approval granted March 23, 2005, R-20 Zone District.
- B. Petition 24-08 – 133 Louis Street, Dr. Stephen C. Judson applicant, Innate Investments, LLC owner, request for Special Exception Section 6.4.2 ground sign, PD Zone District.

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

IV. MINUTES

April 23, 2008

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 26-08 – 580 Church Street, Three Angels Seventh Day Adventist Church, owner and applicant, represented by James Cassidy, Hallisey, Pearson & Cassidy, Engineering Associates, 35 Cold Spring Road, Rocky Hill, CT 06067, Site Plan Modifications to Petition 04-05 approved March 23, 2005.
- B. 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. Postponed from April 23, 2008. Sixty five day decision period ends June 13, 2008.

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 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.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. 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.

VIII. PETITIONS FOR SCHEDULING (TPZ May 28, 2008 and June 11, 2008)

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

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

- A. Bond Release – 28 Garfield Street, OFI Building Site Completion.

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner