

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, August 27, 2008

Conference Room 3

TOWN HALL

7:00 p.m.

## A G E N D A

### I. ROLL CALL

### II. PUBLIC HEARINGS

- A. Petition 35-08 – Newington Town Plan and Zoning Commission applicant, proposes Amendments to Sections 6.3 Flood Plain Standard, Zoning Regulations and Section 3.2 Suitability of Land Subdivision Regulations to address requirements of the National Flood Insurance Program, new Flood Insurance Rate Map effective September 26, 2008.
- B. Petition 36-08 – Market Square – Municipal Parking Lot “Newington Waterfall Festival”, September 27, 2008, Val Ginn Committee Chairperson, 15 Golf Street, Newington, CT 06111, request for Special Exception Section 3.2.8 B-TC Zone District.
- C. Petition 37-08 – 3066 Berlin Turnpike, Sphinx Temple AA ONMS owner, Samuel A. Frink, Potentate, Sphinx Shriners applicant, Attention Gary Lee Harris, 85 Bradley Avenue, Meriden, CT 06451, request for Special Exception Section 3.2.8 Charitable Event “Shriners Haunted House”, PD Zone District.
- D. Petition 38-08 – 205 Kelsey Street, Reno Properties II, LLC owner and applicant, Attention Mr. John Mullin, Director of Property Management, 170 Pane Road, Newington, CT 06111, request for Special Exception, Section 3.2.9 Adult Day Care use, PD Zone District.
- E. Petition 39-08 – 2414 Berlin Turnpike, Greek Village, LLC, dba Cavos Tavern & Pizzeria, Attention Malgorzata Karas-Golka, 37 Johnson Street, Newington, CT 06111, J.C.J. Associates, LLC owner request for Special Exception Amendment Section 3.15.3 to convert outside dinning area to enclosed year round restaurant use, B-BT Zone District.

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

### IV. MINUTES

August 13, 2008 – Regular Meeting

**V. COMMUNICATIONS AND REPORTS**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

- A. Petition 34-08 – 375 East Cedar Street, Healthtrax Fitness & Wellness applicant, Healthtrax International, owner, attention Richard Booth, request for Special Exception, Section 3.2.9 Day Care Use, B-BT Zone District. Public Hearing closed August 13, 2008. Sixty five day decision period ends October 17, 2008.

**VIII. PETITIONS FOR SCHEDULING (TPZ September 10, 2008 and September 24, 2008)**

- A. Petition 40-08 – 171 Pascone Place, Paul McBride, 24 Beacon Street, Newington, CT 06111 applicant, McBride Properties, Inc., 3153 Berlin Turnpike owner, represented by Alan Nafis, P.E., Weston & Sampson, 273 Dividend Road, Rocky Hill, CT 06067 request for Site Plan approval Section 5.3, PD Zone District. Schedule for public hearing September 10, 2008.
- B. Petition 41-08 – 171 Pascone Place, Newington Knights applicant, McBride Properties, 3153 Berlin Turnpike owner, contact Lou Riccelli, 4 Grandview Drive, Newington, CT 06111, request for Special Permit Section 6.6 liquor permit, PD Zone District. Schedule for public hearing September 10, 2008.

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

**X. REMARKS BY COMMISSIONERS**

**XI. STAFF REPORT**

- A. Bond Release Request – 3103-3105 JoAnn’s Plaza addition.  
B. Proposed Zone Amendments:  
Section 4.4.8 - Temporary Handicapped Accessible Ramps.  
Section 7.4.19 (D) - Corner Lot Fence Height Standard.

**XII. ADJOURNMENT**

Submitted

Edmund J. Meehan, Town Planner

