

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, September 10, 2008

Conference Room 3

TOWN HALL

7:00 p.m.

AGENDA

I. ROLL CALL

II. PUBLIC HEARINGS

- A. 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 dining area to enclosed year round restaurant use, B-BT Zone District. Continued from August 27, 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.
- C. Petition 42-08 – Newington Town Plan and Zoning Commission applicant, proposed Zone Regulation amendments to add Section 4.4.8 Administrative Approval for Handicapped Access to Single Family and Duplex Residential Ramps; and, Section 7.4.19 (D) Fencing height standard for corner lots and safe corner sight line visibility.

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

IV. MINUTES

August 27, 2008 – Regular Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- 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.

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.
- B. 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.
- 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 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 dining area to enclosed year round restaurant use, B-BT Zone District.

VIII. PETITIONS FOR SCHEDULING (TPZ September 24, 2008 and Tuesday October 7, 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

