

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, January 10, 2007

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 69-06 68 Maple Hill Avenue and 80 Maple Hill Avenue, Greene Associates, LLC, c/o Vincent F. Sabatini, One Market Square, Newington, CT 06111, Donna DiMauro and Hollis Kobayashi owners, request for 10 lot subdivision, R-12 District. Continued from December 20, 2006.
- B. Petition 74-06 Assessor's Map SE 307, 1987 and 2169, known as 119 Deming Street, Frank A. Accarpio and Thomas Accarpio owners, Deming Street Development, LLC, 312 Murphy Road, Hartford, CT 06114, represented by Attorney Timothy Sullivan, 9 High Road, Berlin, CT 06037, request for Special Exception Section 3.19.2 (23 detached residential units), PD Zone District. Inland Wetlands Report required. Continued from December 20, 2006.
- C. Petition 01-07 86 Clarendon Terrace, William D. Unghire owner and applicant, 86 Clarendon Terrace, request for Special Exception Section 3.2.4 radio antennas, R-12 Zone District.

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

IV. MINUTES

Special Annual Meeting – 12/20/06

Special Regular Meeting – 12/20/06

V. COMMUNICATIONS AND REPORTS

A. 8-24 Referral Report Hollow Tree Lane Street Acceptance.

B. 8-24 Referral Report Commerce Court Street Acceptance.

VI. NEW BUSINESS

- A. Petition 75-06 Assessor's Map SE 307, 1987 and 2169, known as 119 Deming Street, Frank A. Accarpio and Thomas Accarpio owners, Deming Street Development, LLC, 312 Murphy Road, Hartford, CT 06114, represented by Attorney Timothy Sullivan, 9 High Road, Berlin, CT 06037, request for Site Plan Approval Section 5.3 (23 detached residential units), PD Zone District. Inland Wetlands Report required. Continued from December 20, 2006.
- B. Petition 02-07 45 Costello Road known as former Acorn Rental, Bulley 1, LLC owner, PDS Engineering, 107 Old Windsor Road, Bloomfield, CT 06002, Attention Timothy Mulcahy applicant, request for site plan modification to construct additional parking and storm drainage, PD Zone District.

VII. OLD BUSINESS

- A. Petition 70-06 – 57 Church Street, John A. Amaning applicant and owner, c/o Attorney Vincent F. Sabatini, 1 Market Square, Newington, CT 06111 request for Special Exception Section 6.7 Interior Lot R-20 Zone District. Sixty five day decision period ends February 23, 2007.
- B. Petition 76-06 647 North Mountain Road, Knights of Columbus owner, Bochasanwasi Shree Akshar, Purushottam Swaminarayas Sanstha – Northeast applicant, represented by Vasant Patel, 58 Barry Place, Rocky Hill, CT 06067, request for Special Exception Section 3.2.1 Places of Worship, I Industrial District. Public hearing closed December 20, 2006. Sixty five day decision period ends February 23, 2007.
- C. Petition 77-06 Stefan Jarosz and Eugenia Jarosz applicants, Howard and Helene Cashman, 33 Pfister Drive, Newington, CT 06111 owners, request for Special Exception Section 6.13 Accessory Apartment (renewal), represented by Stefan Jarosz, 352 Highland Street, Wethersfield, CT 06109, R-12 Zone District. Public hearing closed December 20, 2006. Sixty five day decision period ends February 23, 2007.

VIII. PETITIONS FOR SCHEDULING (TPZ January 24, 2007 and February 14, 2007)

- A. Petition 78-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, P.O. Box 366, East Longmeadow, MA, 01028 applicant, represented by Attorney Michael A. Zizka, Murtha-Cullina, LLP, 125 Asylum Street, Hartford, CT 06103-3469, request for Site Plan approval Section 5.3 gas station use and convenience store, I Zone District. Inland Wetlands Agency Report required. Sixty five day decision period ends February 16, 2007.
- B. Petition 03-07 262 Brockett Street, John G. Formato, 798 Southington Road, Kensington, CT 06037, owner and applicant, represented by Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, request for Zone Map Amendment, R-12 District to B-BT District, Schedule for public hearing February 14, 2007.
- C. Petition 04-07 262 Brockett Street, John G. Formato, 798 Southington Road Kensington, CT 06037, owner and applicant, represented by Alan Bongiovanni, BGI Land surveyors, 170 Pane Road, Newington, CT 06111, request for Site Plan approval Section 5.3 to construct a 7,275 sq. ft. business office building, B-BT District (requested). Schedule for presentation February 14, 2007.
- D. Petition 05-07 42 Maple Hill Avenue, Antonio Pinho and Jose Pinho owners and applicants, represented by Antonio Pinho, 52 Wolf Pit Road, Farmington, CT 06032, request for Special Exception Section 6.7 Interior Lot, R-12 District. Schedule for public hearing February 14, 2007.
- E. Petition 06-07 2207 Berlin Turnpike, Summit Motel, Neel, LLC owner, Kayshik Patel, Applicant, 2207 Berlin Turnpike, Newington, CT 06111 request for Special Exception Section 6.2.4 pylon sign. Schedule for public hearing January 24, 2007.

IX. PUBLIC PARTICIPATION

(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner