

NEWINGTON TOWN PLAN AND ZONING COMMISSION

**Wednesday, January 11, 2006
Conference Room 3
TOWN HALL
7:00 p.m.**

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 59-05 Lot #209 Berlin Turnpike, known as the Libretta property, located on the easterly side of the Berlin Turnpike opposite Pascone Place, Donald F. & Betsy B. Libretta owners, Victor Basile, Basile Enterprises, LLC, P.O. Box 270-361, West Hartford, CT, applicant, represented by Alan Nafis, A-N Consulting Engineers, Inc., 124 White Oak Drive, Berlin, CT 06037, request for Special Exception Section 6.5 Site Filling, PD Zone District. Continued from December 14, 2005.
- B. Petition 04-06 -2434 Berlin Turnpike, O'Neil Plaza, Antonio Sousa applicant, Trans-Berlin Corporation, owner, request for Special Exception Section 3.15.3 Restaurant Use, contact Antonio Sousa, 167 South Road, Farmington, CT 06032.
- C. Petition 05-06 Newington Business Park, former Torrington Company property, Willard Avenue, Newington Business Park, LLC owner represented by A-N Consulting Engineers, Inc., c/o Mr. Alan Nafis, 124 White Oak Drive, Berlin, CT 06037 request for resubdivision Lot 11, into two lots, 4 acres and 2.034 acres, CD Zone District.

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

IV. MINUTES

December 14, 2005 – Annual Meeting
December 14, 2005 – Regular Meeting

V. COMMUNICATIONS AND REPORTS

- A. CRCOG – Regional Planning Commission Appointments - 2006

VI. NEW BUSINESS

- A. Petition 58-05 3000 Berlin Turnpike, known as the Grantmoor parking lot, CNLRS Exchange I, Inc., owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for site plan approval, 19,685 sq. ft. retail use, PD Zone. Continued from December 14, 2005. Sixty-five day decision period extension granted to February 5, 2006.
- B. Petition 60-05 2920 Berlin Turnpike, known as Walgreen's Pharmacy, TJJJ, LLC owner, Basile Enterprises, LLC applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111 request for modification of Site Plan requirement Petition 21-03 approved September 10, 2003, condition #4 "installation of a traffic signal at the intersection of Griswoldville Avenue, Waverley Drive and Deming Street and associated lane widening" prior to issuance of certificate of occupancy. PD Zone District. Extension granted to January 11, 2006.
- C. Petition 63-05 Sunrise Estates Subdivision, Griswoldville Avenue, Griswoldville Associates, LLC owners and applicant, represented by Mr. Patrick Snow, 110 Court Street, Cromwell, CT 06416 request waiver of condition A.3, Petition 01-04, approved March 24, 2004, installation of traffic signal at the intersection of Griswoldville Avenue, Waverley Drive and Deming Street prior to the issuance of Certificate of Occupancies. R-20 Zone District. Extension granted to March 5, 2006.

- D. Petition 65-05 3065 Berlin Turnpike, known as JoAnn's Plaza, Ceres-Newington, LLC, owners and applicant, represented by Attorney Vincent F. Sabatini, Sabatini & Associates, LLC, One Market Square, Newington, CT 06111, request for site plan approval to add 7,460 sq. ft. to easterly side of JoAnn's building. Waiver of 35' buffer, Section 6.10,4B and waiver of parking Section 6.1.1.J requested. Sixty five day decision period ends January 13, 2006.
- E. Petition 07-06 120 Styles Avenue, Lot 5 Styles Avenue, LLC, owner represented by James Campbell, 419 Robbins Avenue, Newington, CT request for site plan modification, Petition 35-02 Condition No. 2, occupancy use, I Industrial Zone.

VII. OLD BUSINESS

- A. Petition 66-05 3065 Berlin Turnpike, known as JoAnn's Plaza, Ceres-Newington, LLC owners and applicant, represented by Attorney Vincent F. Sabatini, Sabatini & Associates, LLC, One Market Square, Newington, CT 06111 request to amend Petition 22-05 pylon sign location. Public hearing closed December 14, 2005. Sixty five day decision period ends February 17, 2006.

VIII. PETITIONS FOR SCHEDULING (TPZ Meeting - 1-25-06 and 2-8-06)

- A. Petition 01-06 Reno Properties, LLC, 170 Pane Road, Newington, applicant represented by Attorney Lewis Wise, Rogin, Nassau, Caplan, Lassman & Hurtle, City Place I, 22nd Floor, Hartford, CT 06106, request zone amendment to CD Zone District regulations for Connecticut Children's Medical Center property (28.6 Acres) Assessor's Parcel NE 505 to permit by Special Exception Townhouse developments. CRCOG and Central Connecticut Regional Planning Agency Referral Notice Required. Public hearing scheduled upon receipt of advisory reports.
- B. Petition 02-06 2-14 East Cedar Street, Eddy Morales, 817 Main Street, Newington, CT 06111 applicant, Newington Development, LLC, owner, request for Special Exception Section 3.12.1 Restaurant Use, B-TC Zone District. Schedule for Public Hearing January 25, 2006.
- C. Petition 03-06 2-14 East Cedar Street, Eddy Morales, 817 Main Street, Newington, CT 06111, applicant, Newington Development, LLC, owner request for Special Permit Section 6.6 Liquor Use and waiver of separation distance, B-TC Zone District. Schedule for Public Hearing January 25, 2006.

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

X. REMARKS BY COMMISSIONERS

XI. ZONING ADMINISTRATOR COMMENTS

XII. STAFF REPORT

XIII. ADJOURNMENT

Submitted,

Edmund J. Meehan, Town Planner