

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, January 24, 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 January 10, 2007.
- 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 January 10, 2007.
- C. 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.

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

### **IV. MINUTES**

January 10, 2007 Regular Meeting

### **V. COMMUNICATIONS AND REPORTS**

### **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 January 10, 2007.
- B. 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.

### **VII. OLD BUSINESS**

- A. 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. Hearing closed January 10, 2007. Sixty five day decision period ends March 16, 2007.

- 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. Sixty five day decision period ends February 16, 2007.

**VIII. PETITIONS FOR SCHEDULING (TPZ February 14, 2007 and February 28, 2007)**

- A. 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.
- B. 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.
- C. 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 28, 2007.
- D. Petition 07-07 426 Hartford Avenue, Alex Kosovski, owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Certificate of Location, Dealer and Repairers License, CGS 14-54, Section 6.11.7, I Zone District. Schedule for Public Hearing February 28, 2007.
- E. Petition 08-07 426 Hartford Avenue, Alex Kosovski, owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Special Permit Section 6.11 Sale of Motor Vehicles, I Zone District. Schedule for Public Hearing February 28, 2007.
- F. Petition 09-07 426 Hartford Avenue, Alex Kosovski, owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Site Plan Modification, auto related use, I Zone District. Schedule for presentation February 28, 2007.
- G. Petition 10-07 114 Richard Street, Frank Giangrave, 128 Richard Street, Newington, CT 06111, owner and applicant, request for Amendment of Special Exception, Interior Lot Section 6.7, R-20 Zone District. Schedule for Public Hearing March 14, 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