

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, January 9, 2008

Conference Room 3

TOWN HALL

7:00 p.m.

AGENDA

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 47-07 – 240 Culver Street, JS Culver Street, LLC, 2175 Berlin Turnpike, Newington, CT 06111, owner and applicant, attention John Scelza, request for six (6) Lot Subdivision R-20 Zone. Continued from December 12, 2007. (Commission field trip held December 27, 2007).
- B. Petition 54-07 – Assessor's Map SE 1552, parcel north side of Wendy's Restaurant, 26 Cedar Street Associates, LLC applicant, Newell and Clifford Stamm owners, request for Special Exception Section 3.15.4 Restaurant use with Drive Through Window Service, B-BT Zone District, contact Peter D'Addeo, 154 New Britain Avenue, 2nd Floor, Rocky Hill, CT 06067.
- C. Petition 56-07 16 Fenn Road and 712 Cedar Street, owned by Fenn Road Associates, LLC and 22 Fenn Road, Stop and Shop Plaza owned by Hayes-Kaufman Newington Associates, LLC, 1481 Pleasant Valley Road, Manchester, CT 06042 and Fenn Road Associates, LLC, applicants represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040, request for zone map amendment, I Industrial to PD Planned Development Zone.
- D. Petition 57-07 – 16 Fenn Road and 712 Cedar Street, Fenn Road Associates, LLC owner and applicant represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040 request for Special Exception, Section 3.19.1 and 3.15.4 Restaurant with Drive Through Window Service, PD Zone District (Proposed).

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

IV. MINUTES

December 12, 2007

December 27, 2007 Special Meeting Field Inspection – 240 Culver Street

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 55-07 – Assessor's Map SE 1552 parcel north side of Wendy's Restaurant, 26 Cedar Street Associates, LLC applicant, Newell and Clifford Stamm, owners request for site plan approval for 2,285 sq. ft. restaurant use, B-BT Zone District, represented by Peter D'Addeo, 154 New Britain Avenue, 2nd Floor, Rocky Hill, CT 06067.
- B. Petition 58-07 16 Fenn Road and 712 Cedar Street, Fenn Road Associates, LLC owner and applicant represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040 request for site plan approval for development of 1,600 sq. ft. restaurant and 3,600 sq. ft. bank, PD District (Proposed).

- C. Petition 61-07 16 Fenn Road and 712 Cedar Street, Fenn Road Associates, LLC owner and applicant represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040 request for site plan approval for development of 124 room hotel, PD District (Proposed).

VII. OLD BUSINESS

- A. Petition 52-07 – 190 Fenn Road, Spin Cycle Café Laundromat, Laury Rosario applicant, Umberto Manocchio, owner, request for Special Exception, Liquor Restaurant Use, Section 6.6. Public hearing closed December 12, 2007. Sixty five day decision period ends February 15, 2008.
- B. Petition 53-07 – 102 Pane Road, RBMC LLC, owner, Kempokan Martial Arts, applicant, represented by Benjamin Thomas, 80 Sylvan Road, New Britain, CT 06053, request for Special Exception Section 3.19 and 3.15.6 place of recreation. Public hearing closed December 12, 2007. Sixty five day decision period ends February 15, 2008.

VIII. PETITIONS FOR SCHEDULING (TPZ January 23, 2008 and February 13, 2008)

- A. Petition 60-07 - 78 Pane Road, Newington Knights of Columbus Corporation, Louis P. Riccelli, President, 4 Grandview Drive, Newington, CT 06111 applicant, John Melonopoulos owner, request for fraternal organization Section 3.10 D and Special Permit Section 6.6 Liquor Use Club license, PD Zone District. Schedule for Public Hearing January 23, 2008.
- B. Petition 62-07 - 129 Willard Avenue, Gibbs Oil Company, 6 Kimball Lane, Lynnfield, MA 01940, owner and applicant, represented by Attorney Eric Knapp, 148 Eastern Boulevard, Glastonbury, CT 06033, request for Special Exception Section 6.2.4 pylon sign, B Zone District. Schedule for public hearing January 23, 2008.

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

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

- A. Bond Reductions and Releases.

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner

