

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, October 25, 2006

Conference Room 3

TOWN HALL

7:00 p.m.

## A G E N D A

### I. ROLL CALL

### II. PUBLIC HEARINGS

- A. Petition 68-06 124 Beacon Street, Gregory and Maria Pastuszak, owners and applicants, 124 Beacon Street, Newington, CT 06111, request for Special Exception Section 6.13 Accessory Apartment, R-12 District.
- B. Petition 60-06 Intersection of Rowley Street and Berlin Turnpike (formerly known as Caldor Plaza) 15.4 acres vacant parcel and adjacent properties, American National Insurance Company, 1 Moody Plaza, Galveston, TX 77550; RK Newington, LLC, P.O. Box 111, 456 Providence Highway, Dedham, MA 02026-0111; First Brook Properties, LLC, 1 Stickley Drive, Manlius, NY 13104; McBride Properties, Inc., 3153 Berlin Turnpike, Newington, CT 06111 owners; Realm Realty, Attn: David A Stern, 900 Town and Country Lane, Suite 101, Houston, TX 77024 Applicant, represented by Michelle M. Carlson, P.E., Fuss & O'Neill, Inc., 145 Hartford Road, Manchester, CT 06040, request for Special Exception Section 3.19.3 retail use over 40,000 sq. ft. PD Zone District. Inland Wetland Report required. Continued from October 11, 2006.
- C. Petition 61-06 Intersection of Rowley Street and Berlin Turnpike (formerly known as Caldor Plaza) 15.4 acres vacant parcel and adjacent properties, American National Insurance Company, 1 Moody Plaza, Galveston, TX 77550; RK Newington, LLC, P.O. Box 111, 456 Providence Highway, Dedham, MA 02026-0111; First Brook Properties, LLC, 1 Stickley Drive, Manlius, NY 13104; McBride Properties, Inc., 3153 Berlin Turnpike, Newington, CT 06111 owners; Realm Realty, Attn: David A Stern, 900 Town and Country Lane, Suite 101, Houston, TX 77024 Applicant, represented by Michelle M. Carlson, P.E., Fuss & O'Neill, Inc., 145 Hartford Road, Manchester, CT 06040, request for Special Permit Section 6.11.6 gas station use, PD Zone District. Inland Wetlands Report required. Continued from October 11, 2006.
- D. Petition 53-06 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 (24 detached residential units), PD Zone District. Inland Wetlands Report required. Date of receipt August 9, 2006. Public hearing extension granted to October 25, 2006.
- E. Petition 63-06 Newington Town Plan and Zoning Commission applicant, 131 Cedar Street, Newington, CT 06111, request for Zoning Regulations Amendment, Sections 1.2.2 (B); 1.2.2 (D); 4.1; 4.3.1; 4.4.4; 6.14.2 and 6.14.9. Purpose of proposed amendments is to clarify the design requirements for a Residual Lot, Section 6.14. Referral to Capital Region Council of Governments and Central Connecticut Regional Planning Agency required.
- F. Petition 38-06 Assessor Map NE 505, East Cedar Street, known as Cedar Mountain parcel, Connecticut Children's Medical Center owner, Reno Properties, LLC, 170 Pane Road, Newington, applicant, represented by Lewis Wise, Rogin, Nassau, Caplan, Lassman & Hirtle, City Place I, 22<sup>nd</sup> Floor, Hartford, CT 06103, Request for 4 lot subdivision CD Zone District to be accessed by a proposed commercial street over abutting property known as Lowe Manufacturing Company, 751 Russell Road. Inland Wetland Report Required. Continued from October 11, 2006. Extension granted to November 3, 2006.

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

**IV. MINUTES**

Regular Meeting, October 11, 2006.

**V. COMMUNICATIONS AND REPORTS**

**VI. NEW BUSINESS**

- A. Petition 56-06 2-14 East Cedar Street, Newington Development Associates, LLC, owner, Jeff Hedberg, 120 Northwood Road, Newington, CT 06111, applicant, request for Site Plan Modification, B-TC Zone District. Continued from October 11, 2006.
- B. Petition 62-06 Intersection of Rowley Street and Berlin Turnpike (formerly known as Caldor Plaza) 15.4 acres vacant parcel and adjacent properties, American National Insurance Company, 1 Moody Plaza, Galveston, TX 77550; RK Newington, LLC, P.O. Box 111, 456 Providence Highway, Dedham, MA 02026-0111; First Brook Properties, LLC, 1 Stickley Drive, Manlius, NY 13104; McBride Properties, Inc., 3153 Berlin Turnpike, Newington, CT 06111 owners; Realm Realty, Attn: David A Stern, 900 Town and Country Lane, Suite 101, Houston, TX 77024 Applicant, represented by Michelle M. Carlson, P.E., Fuss & O'Neill, Inc., 145 Hartford Road, Manchester, CT 06040, request for site plan approval 133,945 sq. ft., Sam's Club retail store and 12 pump gas station pad, PD Zone District. Inland Wetlands Report required. Continued from October 11, 2006.

**VII. OLD BUSINESS**

- A. Petition 32-06 2553-2557 Berlin Turnpike, Jayanti Patel and Kuntal Patel owners, JK Partners, Inc., 983 Hoop Pole Road, Guilford, CT 06437 applicant, represented by Richard P. Dimmock, Consulting Engineers, 11 West High Street, East Hampton, CT 06424, request for Site Plan approval for 100 unit Comfort Suites Motel. Inland Wetlands Report required.
- B. Petition 58-06 183 Louis Street, Aero-Craft, LLC, 179 Louis Street, owner, PDS Engineering & Construction, Inc. Attention Chris Eseppi, P.E., 107 Old Windsor Road, Bloomfield, CT 06002, applicant, request for site plan approval 27,000 sq. ft. industrial use building and waiver of buffer distance, PD Zone District. Inland Wetland report required.
- C. Petition 33-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for Zone Map Amendment I District to B-BT, Business-Berlin Turnpike. Intertown advisory referral to CRCOG, (C.G.S. Section 8-3b) required. Public hearing closed. Sixty five day decision period ends December 1, 2006.
- D. Petition 34-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for Zone Text Amendment, Section 3.14.1c to permit hotels and motels up to a height of 4 stories or 45' in B-BT Berlin Turnpike Business Zone and amend Table A: Schedule of Height & Area Requirements to permit hotels and motels up to a height of 4 stories or 45' in B-BT Zone District. Intertown advisory referral to CRCOG (C.G.S. Section 8-3b) required. Public hearing closed. Sixty five day decision period ends December 1, 2006.

- E. Petition 35-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for Special Exception 3.14.1 and Section 3.11.3 and Section 6.11 auto related service gasoline station, B-BT Zone District. Inland Wetland Report required. Public hearing closed. Sixty five day decision period ends December 1, 2006.
- F. Petition 36-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for Special Exception Section 3.15.3 restaurant use, B-BT Zone District. Inland Wetlands report required. Public hearing closed. Sixty five day decision period ends December 1, 2006.
- G. Petition 37-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for site development plan approvals for 15,120 sq. ft. hotel, 3,000 sq. ft. bank, 5,256 sq. ft. restaurant, 3,500 sq. ft. gas station/convenience store and 9,000 sq. ft. retail use, B-BT Zone District. Inland Wetland report required. Sixty five day decision period ends December 1, 2006.
- H. Petition 57-06 426 Hartford Avenue, Rosario & Maria Giarratana, owners, Alex Kosovski, 444 Bloomfield Avenue, Bloomfield, CT 06002 request for Special Permit Section 6.11 Auto Dealer Use, I Industrial Zone District. Hearing closed October 11, 2006. Sixty five day decision period ends December 25, 2006.
- I. Petition 57A-06 – 426 Hartford Avenue, Rosario & Maria Giarratana owners, Alex Kosovski, 444 Bloomfield Avenue, Bloomfield, CT 06002 request for motor vehicle dealer Certificate of Location per Section 14-54 CT. General Statutes. Hearing closed October 11, 2006. Sixty five day decision period ends December 25, 2006.
- J. Petition 59-06 2909 Berlin Turnpike (former Krispy Kreme) Wek Tuck Realty, owner, Acnco Sign Company Inc., attention: Jeremy Waycott, 1133 South Broad Street, Wallingford, CT 06442, request for Special Exception Section 6.4.2 Free Standing Sign, Citibank, PD Zone District.
- K. Petition 64-06 4 Hartford Avenue, former Gulf Service Station, Newington Gas Distribution, LLC, 1125 East Main Street, Meriden, CT 06450 owner and applicant, represented by Kevin Curry, Newington Gas Distribution, LLC, 1125 East Main Street, Meriden, CT 06450 request for Site Plan approval, 2660 sq. ft. gas station/convenience store redevelopment use, B(Business Zone) and R-12 Zone District.

**VIII. PETITIONS FOR SCHEDULING (TPZ November 8, 2006 and Monday November 20, 2006)**

- A. Petition 65-06 300 Fenn Road, Fenn Manufacturing Company, Division of United Dominion Industries, owner; and 33 Commerce Court, 33 Commerce Court Realty, LLC owner; TRC Environmental, Inc., 21 Griffin Road, North Windsor, CT 06095, attention Carl Stopper, applicant, request for Special Permit Section 6.4 Removal of Earth Products, I Zone. Schedule for public hearing November 8, 2006.

- B. Petition 66-06 2640 Berlin Turnpike, known as JDC Trucking, Aldi Inc., South Windsor, CT 06074, applicant, Joseph D. Carey, 2640 Berlin Turnpike, Newington, CT 06111 owner, represented by Phil Woodyatt, WD Partners, 1000 Winter Street, Suite 2900, Waltham, MA 02451, request for Special Exception Section 6.2.4 pylon sign, PD Zone District. Schedule for public hearing November 8, 2006.
- C. Petition 67-06 2640 Berlin Turnpike, known as JDC Trucking, Aldi Inc., South Windsor, CT 06074, applicant, Joseph D. Carey, 2640 Berlin Turnpike, Newington, CT 06111 owner, represented by Phil Woodyatt, WD Partners, 1000 Winter Street, Suite 2900, Waltham, MA 02451, request for Site Plan approval to redevelop property and develop 16,400 sq. ft. retail store, PD Zone District. Schedule for presentation, November 8, 2006.
- D. 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. Schedule for Public Hearing November 20, 2006.
- E. 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. Schedule for Public Hearing, November 20, 2006.
- F. Petition 71-06 – 256 New Britain Avenue, Bel Air Manor Associates owner, A-L Consulting, LLC, P.O. Box 863, Essex, CT 06426, attention: Alvin Wolfram, request for Site Plan Modification, CD Zone District. Schedule for presentation November 20, 2006.
- G. Petition 72-06 19-21 Eighth Street, Katherine Crooks, Executrix and Gail Cyr applicants, Estate of Patricia Crooks, Gail Cyr and Leonard Daigle, represented by Attorney Edward G. Pizzella, 81 Market Square, Newington, CT 06111, request resubdivision, R-7 Zone District. Schedule for Public Hearing November 20, 2006.

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

**X. REMARKS BY COMMISSIONERS**

**XI. STAFF REPORT**

- A. Request for seasonal outside dining – Barb’s Pizza
- B. Subdivision Regulations – Bonded Improvements – Section 3.12 street trees – Premier Building and Development.
- C. Bond Reductions
  - 133 Louis Street – Gold Star Medical
  - Sunrise Estates – Waverly Drive
  - 711 Willard Avenue

**XII. ADJOURNMENT**

Submitted

Edmund J. Meehan, Town Planner