

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, November 28, 2007

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

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 to December 12, 2007. (Commission field trip to be scheduled).

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

IV. MINUTES

November 14, 2007

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

VII. OLD BUSINESS

- A. Petition 46-07 260 Stamm Road, Integra Realty Associates, LLC, owner, Marcin Yarosiewicz, 64 Brown Street, New Britain, CT 06053 applicant, request for Special Permit Section 6.11 Auto Related Use, Used Car Dealer, I (Industrial) Zone District. Hearing closed November 14, 2006. Sixty five day decision period ends January 18, 2008.
- B. Petition 48-07 – 435 to 485 Willard Avenue, Fountain Pointe Professional Office Park, Richard Rotundo, owner and applicant, 11 Lembo Drive, Wethersfield, CT 06109, request for Special Exception Section 6.2.4 Ground Sign, CD Zone District. Sixty five day decision period ends January 18, 2008.
- C. Petition 49-07 – 345 East Cedar Street, Newington Gospel Hall, owner and applicant, represented by Greg Hunt, Buck and Buck, LLC, 98 Wadsworth Street, Hartford, CT 06106, request for Special Exception Section 6.2.4 Ground Sign, B-BT Zone District. Sixty five day decision period ends January 18, 2008.
- D. Petition 50-07 – 345 East Cedar Street, Newington Gospel Hall, owner and applicant, represented by Greg Hunt, Buck and Buck, LLC, 98 Wadsworth Street, Hartford, CT 06106, request for Site Plan Modification. B-BT Zone District. Inland Wetland Agency Report required.

VIII. PETITIONS FOR SCHEDULING (TPZ December 12, 2007 and January 9, 2008)

- 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. Schedule for Public Hearing December 12, 2007.

- 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. Schedule for public hearing December 12, 2007.
- C. 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. Schedule for public hearing January 9, 2008.
- D. 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. Schedule for presentation January 9, 2008.
- E. 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. Schedule for public hearing January 9, 2008.
- F. 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). Schedule for public hearing January 9, 2008.
- G. 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 mixed commercial uses, 15,000 sq. ft. retail, 124 room hotel, 1,600 sq. ft. restaurant and 3,600 sq. ft. bank, PD District (Proposed). Schedule for presentation January 9, 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