

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, November 8, 2006

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. 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 25, 2006.
- B. 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 25, 2006.
- C. 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.
- D. 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.
- E. 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.

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

IV. MINUTES

Regular Meeting, October 25, 2006.

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. 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 25, 2006.
- B. 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.

VII. OLD BUSINESS

- A. 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 September 27, 2006. Sixty five day decision period ends December 1, 2006.
- B. 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 September 27, 2006. Sixty five day decision period ends December 1, 2006.
- C. 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 September 27, 2006. Sixty five day decision period ends December 1, 2006.
- D. 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 September 27, 2006. Sixty five day decision period ends December 1, 2006.

- E. 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.
- 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, 22nd 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. Hearing closed October 25, 2006. Sixty five day decision period ends December 29, 2006.
- G. 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.
- H. 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. Hearing closed October 25, 2006. Sixty five day decision period ends December 29, 2006.
- I. 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. Public hearing closed October 25, 2006. Sixty five day decision period ends December 29, 2006.

VIII. PETITIONS FOR SCHEDULING (TPZ Monday November 20, 2006 and December 13, 2006)

- 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. Schedule for Public Hearing November 20, 2006.
- B. 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.
- C. 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 Wolfgram, request for Site Plan Modification, CD Zone District. Schedule for presentation November 20, 2006.
- D. Petition 73-06 625 Maple Hill Avenue, known as Elm Hill Pizza, Nick Morikis owner, Bianca Signs, Inc. Attention: Mike Mogie, 99 Newington Avenue, New Britain, CT 06051 applicant, request for Special Exception Section 6.2.4 pylon sign. Schedule for November 20, 2006.

- E. 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. Schedule for public hearing December 13, 2006.
- E. 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. Schedule for public hearing December 13, 2006.

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

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

A. Bond Reductions and Releases

- 542 Church Street, Lots 1-3.

B. Rockledge Drive and New Britain Avenue. Subdivision Development bonds. Section 3.12 street trees, Premier Building and Development.

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner