

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, November 9, 2005
Conference Room 3
TOWN HALL
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 53-05 2340 Berlin Turnpike, known as Hartford Drive In property, Toll Brothers, Inc., applicants, Honey Loew and Keith L. Hughes, as Trustees of the Elias M. Loew Connecticut Realty Trust, represented by Attorney Thomas J. Regan, Brown, Rudnick, Berlock, Israels, LLP, 85 Asylum Street, 38th Floor, Hartford, CT 06103-3402 request for Special Exception, Section 3.7.1 ,multi unit residential development, R-12 Zone District. Continued from October 26, 2005.
- B. Petition 57-05 1120 Main Street, Webster Bank owner, applicant Darcie Roy, 7 Burning Tree Lane, Wallingford, CT 06492 request for Special Exception Section 6.2.4 free standing sign, B-TC Zone District. Continued from October 26, 2005.
- C. Petition 59-05 Lot #209 Berlin Turnpike, known as the Libretta property, located on the easterly side of the Berlin Turnpike opposite Pascone Place, Donald F. & Betsy B. Libretta owners, Victor Basile, Basile Enterprises, LLC, P.O. Box 270-361, West Hartford, CT, applicant, represented by Alan Nafis, A-N Consulting Engineers, Inc., 124 White Oak Drive, Berlin, CT 06037, request for Special Exception Section 6.5 Site Filling, PD Zone District.
- D. Petition 62-05 1583 Southeast Road, Courtyard Marriott Hotel, applicant, Apple Six Hospitality, owner, represented by Chris Carey, 66 Shelly Lane, Glastonbury, CT 06033 request for Special Permit Section 6.6 Liquor sale restaurant license, CD Zone District.

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

IV. MINUTES

October 26, 2005

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 54-05 2340 Berlin Turnpike, known as Hartford Drive In property, Toll Brothers, Inc., applicants, Honey Loew and Keith L. Hughes, as Trustees of the Elias M. Loew Connecticut Realty Trust, represented by Attorney Thomas J. Regan, Brown, Rudnick, Berlock, Israels, LLP, 85 Asylum Street, 38th Floor, Hartford, CT 06103-3402 request for Site Plan approval Section 5.3, R-12 Zone District. Continued from October 26, 2005.
- B. Petition 58-05 3000 Berlin Turnpike, known as the Grantmoor parking lot, CNLRS Exchange I, Inc., owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for site plan approval, 19,685 sq. ft. retail use, PD Zone. Continued from October 26, 2005. Sixty-five day decision period ends December 2, 2005.
- C. Petition 60-05 2920 Berlin Turnpike, known as Walgreen's Pharmacy, TJJJ, LLC owner, Basile Enterprises, LLC applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111 request for modification of Site Plan requirement Petition 21-03 approved September 10, 2003, condition #4 "installation of a traffic signal at the intersection of Griswoldville Avenue, Waverley Drive and Deming Street and associated lane widening" prior to issuance of certificate of occupancy. PD Zone District.

- D. Petition 63-05 Sunrise Estates Subdivision, Griswoldville Avenue, Griswoldville Associates, LLC owners and applicant, represented by Mr. Patrick Snow, 110 Court street, Cromwell, CT 06416 request waiver of condition A.3, Petition 01-04, approved March 24, 2004, installation of traffic signal at the intersection of Griswoldville Avenue, Waverley Drive and Deming Street prior to the issuance of Certificate of Occupancies. R-20 Zone District.

VII. OLD BUSINESS

- A. Petition 47-05 40 Commerce Court, Carducci Enterprises, LLC, owner Lauth Property Group, c/o Lauth Construction, LLC, Richard Radabaugh, 401 Pennsylvania Parkway, Indianapolis, IN 46280, request for site plan approval 16,000 sq. ft. building, insurance claim center (auto), I Zone District. Inland Wetlands Report received October 18, 2005. Decision period ends November 22, 2005.
- B. Petition 61-05 133 Louis Street, Goldstar Medical Services, applicant Chester Trust LLC owner represented by Donald Bouchard c/o Goldstar Medical, P.O. Box 301, 24 Spring Lane, Farmington, CT 06034, request for Site Plan approval, PD Zone District. Sixty five day decision period ends December 15, 2005.

VIII. PETITIONS FOR SCHEDULING (TPZ Meeting 11-21-05 and 12-14-05)

- A. Petition 64-05 3237 Berlin Turnpike, former Carrington's Restaurant, Rockledge Properties, LLC, 2175 Berlin Turnpike, Newington, CT 06111 applicant, John P. Scelza and Andrew Grocki owners, represented by John P. Scelza, 2175 Berlin Turnpike, Newington, CT 06111, request for Site Plan approval to convert former restaurant to bank use, PD Zone. Schedule for presentation November 21, 2005.
- B. Petition 65-05 3065 Berlin Turnpike, known as JoAnn's Plaza, Ceres-Berlin Turnpike, LLC, owners and applicant, represented by Attorney Vincent F. Sabatini, Sabatini & Associates, LLC, One Market Square, Newington, CT 06111, request for site plan approval to add 7,460 sq. ft. to easterly side of JoAnn's building. Waiver of 35' buffer, Section 6.10.4B and waiver of parking Section 6.1.1.J requested. Schedule for presentation November 21, 2005.
- C. Petition 66-05 3065 Berlin Turnpike, known as JoAnn's Plaza, Ceres-Berlin Turnpike, LLC owners and applicant, represented by Attorney Vincent F. Sabatini, Sabatini & Associates, LLC, One Market Square, Newington, CT 06111 request to amend Petition 22-05 pylon sign location. Schedule for public hearing December 14, 2005.

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

X. REMARKS BY COMMISSIONERS

XI. ZONING ADMINISTRATOR COMMENTS

XII. STAFF REPORT

XIII. ADJOURNMENT

Submitted,

Edmund J. Meehan, Town Planner