

NEWINGTON TOWN PLAN AND ZONING COMMISSION

**Wednesday, December 12, 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 from November 14, 2007. (Commission field trip to be scheduled).
- B. 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.
- C. 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.

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

IV. MINUTES

November 28, 2007

V. COMMUNICATIONS AND REPORTS

- A. Newington High School Field House Plan Informational Report – Jacunski Humes Architects, LLC attention: Albert Jacunski, 15 Massirio Drive, Suite 101, Berlin, CT 06037-2352

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. PETITIONS FOR SCHEDULING (TPZ January 9, 2008 and January 23, 2008)

- A. 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.

- B. 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.
- 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).
- E. 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).

IX. PUBLIC PARTICIPATION

(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

- A. Bond Reductions and Releases.

Harman Court Extension – Maintenance Bond Release

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner