

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, December 14, 2005

Conference Room 3

TOWN HALL

7:00 p.m.

## A G E N D A

### **I. ROLL CALL**

### **II. PUBLIC HEARINGS**

- A. 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 November 21, 2005.
- B. 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. Continued from November 21, 2005.
- C. Petition 66-05 3065 Berlin Turnpike, known as JoAnn's Plaza, Ceres-Newington, 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.

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

### **IV. MINUTES**

November 21, 2005

### **V. COMMUNICATIONS AND REPORTS**

### **VI. NEW BUSINESS**

- A. 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 November 21, 2005. Sixty-five day decision period extension granted to February 5, 2006.
- B. 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. Continued from November 21, 2005.
- C. 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. Continued from November 21, 2005.

- D. 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. Continued from November 21, 2005.
- E. Petition 65-05 3065 Berlin Turnpike, known as JoAnn's Plaza, Ceres-Newington, 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.
- F. Petition 67-05 179 Louis Street, Aero-Craft LLC, owner, PDS Engineering & Construction Inc. Attention: Christopher Eseppi, 107 Old Windsor Road, Bloomfield, CT 06002, request for site plan modification to add 6,742 sq. ft. to existing industrial building, PD 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.
- B. 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, 38<sup>th</sup> Floor, Hartford, CT 06103-3402 request for Special Exception, Section 3.7.1, multi unit residential development, R-12 Zone District. Sixty five day decision period ends January 25, 2006.
- C. 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, 38<sup>th</sup> Floor, Hartford, CT 06103-3402 request for Site Plan approval Section 5.3, R-12 Zone District. Sixty five day decision period ends January 25, 2006.
- 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. Sixty five day decision period ends January 25, 2006.

**VIII. PETITIONS FOR SCHEDULING (TPZ Meeting - 1-11-06 and 1-25-06)**

- A. Petition 01-06 Reno Properties, LLC, 170 Pane Road, Newington, applicant represented by Attorney Lewis Wise, Rogin, Nassau, Caplan, Lassman & Hurtle, City Place I, 22<sup>nd</sup> Floor, Hartford, CT 06106, request zone amendment to CD Zone District regulations for Connecticut Children's Medical Center property (28.6 Acres) Assessor's Parcel NE 505 to permit by Special Exception Townhouse developments. CRCOG and Central Connecticut Regional Planning Agency Referral Notice Required. Public hearing scheduled upon receipt of advisory reports.
- B. Petition 02-06 2-14 East Cedar Street, Eddy Morales, 817 Main Street, Newington, CT 06111 applicant, Newington Development, LLC, owner, request for Special Exception Section 3.12.1 Restaurant Use, B-TC Zone District. Schedule for Public Hearing January 25, 2006.
- C. Petition 03-06 2-14 East Cedar Street, Eddy Morales, 817 Main Street, Newington, CT 06111, applicant, Newington Development, LLC, owner request for Special Permit Section 6.6 Liquor Use and waiver of separation distance, B-TC Zone District. Schedule for Public Hearing January 25, 2006.

- D. Petition 04-06 -2434 Berlin Turnpike, O'Neil Plaza, Antonio Sousa applicant, Trans-Berlin Corporation, owner, request for Special Exception Section 3.15.3 Restaurant Use, contact Antonio Sousa, 167 South Road, Farmington, CT 06032. Schedule for Public hearing January 11, 2006.

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

**X. REMARKS BY COMMISSIONERS**

**XI. ZONING ADMINISTRATOR COMMENTS**

**XII. STAFF REPORT**

- A. Fennwyck Estates – Bond Extension and Reduction
- B. Harman Estates II – Bond Reduction
- C. Whitewood Subdivision, Maple Hill – Bond Reduction
- D. Webster Hills – Bond Release

**XIII. ADJOURNMENT**

Submitted,

Edmund J. Meehan, Town Planner