

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, December 20, 2006 (Special Meeting)
Conference Room 3
TOWN HALL
7:30 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. 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. Continued from November 20, 2006.
- B. 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.
- C. 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.
- D. Petition 76-06 647 North Mountain Road, Knights of Columbus owner, Bochasanwasi Shree Akshar, Purushottam Swaminarayas Sanstha – Northeast applicant, represented by Vasant Patel, 58 Barry Place, Rocky Hill, CT 06067, request for Special Exception Section 3.2.1 Places of Worship, I Industrial District.
- E. Petition 77-06 Stefan Jarosz and Eugenia Jarosz applicants, Howard and Helene Cashman, 33 Pfister Drive, Newington, CT 06111 owners, request for Special Exception Section 6.13 Accessory Apartment (renewal), represented by Stefan Jarosz, 352 Highland Street, Wethersfield, CT 06109, R-12 Zone District.

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

IV. MINUTES

Regular Meeting, November 20, 2006.

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. 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.

VII. OLD BUSINESS

- A. 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.
- B. 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 Wolfram, request for Site Plan Modification, R-20 Zone District. Sixty five day decision period ends December 15 2006.
- C. 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 B-Business Zone District. Hearing closed November 20, 2006. Sixty five day decision period ends January 24, 2007.

VIII. PETITIONS FOR SCHEDULING (TPZ January 10, 2007 and January 24, 2007)

- A. Petition 78-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, P.O. Box 366, East Longmeadow, MA, 01028 applicant, represented by Attorney Michael A. Zizka, Murtha-Cullina, LLP, 125 Asylum Street, Hartford, CT 06103-3469, request for Site Plan approval Section 5.3 gas station use and convenience store, I Zone District. Inland Wetlands Agency Report required. Sixty five day decision period ends February 16, 2007.
- B. Petition 01-07 86 Clarendon Terrace, William D. Unghire owner and applicant, 86 Clarendon Terrace, request for Special Exception Section 3.2.4 radio antennas, R-12 Zone District. Schedule for public hearing January 10, 2007.
- C. Petition 02-07 45 Costello Road known as former Acorn Rental, Bulley 1, LLC owner, PDS Engineering, 107 Old Windsor Road, Bloomfield, CT 06002, Attention Timothy Mulcahy applicant, request for site plan modification to construct additional parking and storm drainage, PD Zone District. Schedule for presentation January 10, 2007.

IX. PUBLIC PARTICIPATION

(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

A. Bond Reduction – Housing Development – Pulte Homes Woodlands

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner