

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday February 22, 2006

Conference Room 3

TOWN HALL

7:00 p.m.

AGENDA

I. ROLL CALL

II. PUBLIC HEARINGS

- 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, 22nd 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. Continued from February 8, 2006.
- B. Petition 08-06 125 Stamm Road, Joseph Spada, owner and applicant, represented by Frank Dawidowicz, A-N Consulting Engineers, 124 White Oak Drive, Berlin, Ct 06037, request for Special Permit Section 6.3, Flood Hazard Zone use, I Zone District.
- C. Petition 10-06 3391 Berlin Turnpike, known as The Vitamin Shoppe, Newington Corner, LLC owner, Access Sign, Inc., 2351 Boulevard Fernand-Lafontaine, Longueuil, Qc, J4N IN7, Attention Tammi Derkson, request for Special Exception Section 6.2.4 pylon sign, PD Zone District.

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

IV. MINUTES

February 8, 2006

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 09-06 125 Stamm Road, Joseph Spada, owner and applicant, represented by A-N Consulting Engineers, 124 White Oak Drive, Berlin, CT 06037, attention Frank Dawidowicz, request for site plan approval Section 5.3 to construct 1,600 sq. ft. building I Zone District.
- B. Petition 13-06 3475 Berlin Turnpike, former Caldor's Building, American National Insurance Company owner, Stew Leonards, 100 Westport Avenue, Norwalk, CT 06851, applicant represented by Fuss & O'Neill, attention Michelle M. Carlson, P.E., 146 Hartford Road, Manchester, CT 06040, request for site plan modification, 113,000 sq. ft. building rehabilitation, PD Zone District.

VII. OLD BUSINESS

- A. 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. Extension granted to March 5, 2006.
- 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. Public hearing closed February 8, 2006. Sixty five day decision period ends April 14, 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. Public hearing closed February 8, 2006. Sixty five day decision period ends April 14, 2006.

VIII. PETITIONS FOR SCHEDULING (TPZ Meeting - 3-8-06 and 3-22-06)

- A. Petition 11-06 295 Stamm Road, Alex Lomaglio Trucking, LLC, owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Special Permit Section 6.3 Flood Hazard Zone Use, I Zone District. Schedule for Public Hearing March 8, 2006.
- B. Petition 12-06 295 Stamm Road, Alex Lomaglio Trucking, LLC owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111 request for Site Plan approval, 6,000 sq. ft. building, I Zone District. Schedule for presentation March 8, 2006.
- C. Petition 13-06 Market Square and Constance Leigh Drive, Municipal Parking Lot, Kiwanis Club of Newington, P.O. Box 510377, Newington, CT 06111, applicant, attention Claude Paquette, c/o All State Insurance, 39 East Cedar Street, Newington, CT 06111, Town of Newington, property owner, request for Special Exception Section 3.2.8 Flea Market, 22 dates, April through October 2006, B-TC Zone District. Schedule for Public Hearing March 8, 2006.
- D. Petition 14-06 436 Hartford Avenue, Smith Commercial, LLC, 820 North Mountain Road, Newington, CT 06111, owner, Theresa Riccio, 4 Eastview Terrace, Rocky Hill, CT 06067, applicant, request for Special Exception Section 6.4.2 pylon sign, PD Zone District. Schedule for Public Hearing March 8, 2006.

- E. Petition 15-06 240 Stamm Road, 240 Stamm Road, LLC owner or 75 Stamm Road, Lallier Family, LLC owner, Sprint Spectrum L.P. d/b/a Sprint PCS, SBA Network Services, represented by Attorney Wendell G. Davis, Blackwell, Davis Spadaccini, LLC, 158 East Center Street, Manchester, CT 06040, request for 130' monopole cell tower and associated ground support equipment, I Zone District. Schedule for Public Hearing March 8, 2006.

IX. PUBLIC PARTICIPATION

(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. ZONING ADMINISTRATOR COMMENTS

XII. STAFF REPORT

A. Request for Bond Reduction – Sunrise Estates

XIII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner