

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, February 28, 2007

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. 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. Continued from January 24, 2007.
- B. 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. Continued from February 21, 2007.
- C. Petition 03-07 262 Brockett Street, John G. Formato, 798 Southington Road, Kensington, CT 06037, owner and applicant, represented by Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, request for Zone Map Amendment, R-12 District to B-BT District.
- D. Petition 05-07 42 Maple Hill Avenue, Antonio Pinho and Jose Pinho owners and applicants, represented by Antonio Pinho, 52 Wolf Pit Road, Farmington, CT 06032, request for Special Exception Section 6.7 Interior Lot, R-12 District.

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

IV. MINUTES

February 21, 2007 Rescheduled Regular Meeting

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. Continued from February 21, 2007.
- B. 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. Continued from February 21, 2007.

- C. Petition 04-07 262 Brockett Street, John G. Formato, 798 Southington Road, Kensington, CT 06037, owner and applicant, represented by Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, request for Site Plan approval Section 5.3 to construct a 7,275 sq. ft. business office building, B-BT District (requested).

VII. OLD BUSINESS

None

VIII. PETITIONS FOR SCHEDULING (TPZ March 14, 2007 and March 28, 2007)

- A. Petition 11-07 Market Square and Constance Leigh Drive, Municipal Parking Lot, Kiwanis Club of Newington, P.O. Box 510377, Newington, CT 06111, applicant, attention Alexander Cohen, 42 Jeffrey Lane, Newington, CT 06111, Town of Newington, property owner, request for Special Exception Section 3.2.8 Flea Market, 23 dates, April through September 2007, B-TC Zone District. Schedule for Public Hearing March 14, 2007.
- B. Petition 07-07 426 Hartford Avenue, Alex Kosovski, owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Certificate of Location, Dealer and Repairers License, CGS 14-54, Section 6.11.7, I Zone District. Schedule for Public Hearing March 14, 2007.
- C. Petition 08-07 426 Hartford Avenue, Alex Kosovski, owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Special Permit Section 6.11 Sale of Motor Vehicles, I Zone District. Schedule for Public Hearing March 14, 2007.
- D. Petition 09-07 426 Hartford Avenue, Alex Kosovski, owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Site Plan Modification, auto related use, I Zone District. Schedule for presentation March 14, 2007.
- E. Petition 10-07 114 Richard Street, Frank Giangrave, 128 Richard Street, Newington, CT 06111, owner and applicant, request for Amendment of Special Exception, Interior Lot Section 6.7, R-20 Zone District. Schedule for Public Hearing March 14, 2007.
- F. Petition 12-07 271 Vineyard Avenue, Mary Roy, owner and applicant, request for Special Exception Section 6.13 Accessory Apartment, R-12 Zone. Schedule for public hearing March 14, 2007.

IX. PUBLIC PARTICIPATION

(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner