

**NEWINGTON TOWN PLAN AND ZONING COMMISSION**

**Wednesday, March 12, 2008  
Conference Room 3  
TOWN HALL  
7:00 p.m.**

**A G E N D A**

**I. ROLL CALL**

**II. PUBLIC HEARINGS**

- A. Petition 06-08 3465 Berlin Turnpike, Sam's Club, Sam's East, Inc. applicant, Newington-Berlin Retail, LLC owner, represented by John W. Knuff, Esq., 147 North Broad Street, Milford, CT 06460, request for Special Permit Section 6.6 Liquor Sales, PD Zone District.

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

**IV. MINUTES**

February 27, 2008

**V. COMMUNICATIONS AND REPORTS**

- A. 8-24 Referral – Little Brook Park Easement Private Sanitary Lateral

**VI. NEW BUSINESS**

- A. Petition 61-07 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 124 room hotel, PD District (Proposed). Continued from February 27, 2008.
- B. Petition 02-08 418 Willard Avenue Udolf Properties owner and applicant attention Mr. Leonard Udolf, 2475 Albany Avenue, West Hartford, CT 06117, represented by HRP Associates, Inc., 197 Scott Swamp Road, Farmington, CT 06032, attention Frank Sova, PLS., request for site plan modification to construct a 31 space parking lot. PR Planned Residential Zone District. Continued from February 27, 2008. Sixty Five day decision period ends April 18, 2008.

**VII. OLD BUSINESS**

- 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. Public hearing closed January 9, 2008. Sixty five day decision period ends March 14, 2008.

- B. 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, 2<sup>nd</sup> Floor, Rocky Hill, CT 06067. Hearing closed January 23, 2008. Sixty five day decision period ends March 28, 2008.
- C. 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, 2<sup>nd</sup> Floor, Rocky Hill, CT 06067. Sixty five day decision period ends March 28, 2008.
- D. 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. Hearing closed February 13, 2008. Sixty five day decision period ends April 18, 2008..
- E. 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). Hearing closed February 13, 2008. Sixty five day decision period ends April 18, 2008
- F. 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 1,800 sq. ft. restaurant and 5,300 sq. ft. bank, PD District (Proposed). Sixty five day decision period ends April 18, 2008.
- G. Petition 01-08 – 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 6.4 Removal of Earth Products and processing on-site. B-BT Zone District, contact Peter D’Addeo, 154 New Britain Avenue, 2<sup>nd</sup> Floor, Rocky Hill, CT 06067. Public hearing closed February 13, 2008. Sixty five day decision period ends April 18, 2008.
- H. Petition 03-08 – 260 Stamm Road, Marcin and Dariusz Jarosiewicz, 64 Brown Street, New Britain, CT 06053 applicants, Integra Realty Associates, LLC owner request for Special Exception Section 3.17.8 and Section 6.11 auto repair use, I Zone District. Public hearing closed February 27, 2008. Sixty five day decision period ends May 2, 2008.
- I. Petition 04-08 - 2451 Berlin Turnpike, Joe Campopiano, 39 Buckland Street, Apartment 1233-3, Manchester, CT 06042, d.b.a. Mother Cluckers Chicken, Seafood,

Steak, Ribs, LLC, David Kaye owner request for Special Exception Section 3.15.3 Restaurant Use, B-BT Zone District. Public hearing closed February 27, 2008. Sixty five day decision period ends May 2, 2008.

- J Petition 05-08 - 2451 Berlin Turnpike, Joe Campopiano, 39 Buckland Street, Apartment 1233-3, Manchester, CT 06042, d.b.a. Mother Cluckers Chicken, Seafood, Steak, Ribs, LLC, David Kaye owner request for Special Permit Section 6.6 Liquor Permit Restaurant use, B-BT Zone District. Public hearing closed February 27, 2008. Sixty five day decision period ends May 2, 2008.

**VIII. PETITIONS FOR SCHEDULING (TPZ March 26, 2008 and April 9, 2008)**

- A Petition 10-08 Newington Kiwanis Club Applicant, Town of Newington owner Municipal parking lot request for Special Exception Section 3.2.8 charitable and Civic Event Kiwanis Flea Markets, B-TC Zone District. Schedule for Public Hearing March 26, 2008.
- B Petition 11-08 375 Willard Avenue, Rotundo Developers, LLC owner, Mervyn L. Rimai, MD applicant represented by Milton Lewis Howard, One Regency Drive, Bloomfield, CT 06002 and Alan Bongiovanni, 170 Pane Road, Newington, CT 06111 request for Special Exception Section 3.2.9 Adult Day Care, CD Zone District. Schedule for hearing March 26, 2008. Inland Wetland Report Required.
- C. Petition 12-08 375 Willard Avenue, Rotundo Developers, LLC owner, Mervyn L. Rimai, MD applicant represented by Milton Lewis Howard, One Regency Drive, Bloomfield, CT 06002 and Alan Bongiovanni, 170 Pane Road, Newington, CT 06111 request for Site Plan approval 14,800 sq ft building Adult Day Care Use. CD Zone District. Schedule for presentation March 26, 2008. Inland Wetland Report Required.

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

**X. REMARKS BY COMMISSIONERS**

**XI. STAFF REPORT**

**XII. ADJOURNMENT**

Submitted

Edmund J. Meehan, Town Planner