

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday March 22, 2006

Conference Room 3

TOWN HALL

7:00 p.m.

AGENDA

I. ROLL CALL

II. PUBLIC HEARINGS

- 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.
- B. 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.
- C. Petition 18-06 1120 Main Street, Webster Bank owner, Darcie Roy, 7 Burning Tree Lane, Wallingford, CT 06492, applicant request for Special Exception Section 6.2.4 free standing sign, B-TC Zone District.

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

IV. MINUTES

March 8, 2006

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. 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.
- B. Petition 17-06 121 Styles Avenue, Lenco Realty owner, Michael Lenares (Lenares Landscaping) applicant, represented by A-N Consulting Engineers, Alan Nafis, 124 White Oak Drive, Berlin, CT 06037 request for site plan modification and reduction of buffer Section 6.10 5 (C), I Zone District.
- C. Petition 19-06 37 Ann Street, corner of Ann and Kitts Lane, J.B.W. Lustig Brothers Inc., 350 Dewitt Avenue, Brooklyn, NY 11207 applicant, 37 Ann Street LLC, owner, represented by James P. Cassidy, Hallisey, Pearson & Cassidy, 35 Cold spring Road, Rocky Hill, CT 06067, request for Site Plan Modification to convert warehouse space to retail floor area, add parking and storm drainage system. PD Zone District

VII. OLD BUSINESS

- A. 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 1N7, Attention Tammi Derkson, request for Special Exception Section 6.2.4 pylon sign, PD Zone District. Continued from February 22, 2006.

VIII. PETITIONS FOR SCHEDULING (TPZ Meeting - 4-11-0 (Tuesday) and April 26, 2006)

- A. Petition 20-06 2355 and 2371 Berlin Turnpike, known as McDonald's, McDonald's Corporation / Franchise Realty Interstate Comp., owner, McDonald's Corporation applicant, represented by Attorney Susan Hays, Updike, Kelly & Spellacy, PC, One State Street, Hartford, CT 06123-1277 , request for Special Exception Section 3.15.3 Restaurant Use, B-BT Zone district. Schedule for public hearing, April 11, 2006.
- B. Petition 21-06 2355 and 2371 Berlin Turnpike, known as McDonald's, McDonald's Corporation / Franchise Realty Interstate Comp., owner, McDonald's Corporation applicant, represented by Attorney Susan Hays, Updike, Kelly & Spellacy, PC, One State Street, Hartford, CT 06123-1277 , request for Special Exception Section 3.15.4 Restaurant Use Drive-In, B-BT Zone District. Schedule for public hearing April 11, 2006.
- C. Petition 22-06 2355 and 2371 Berlin Turnpike, known as McDonald's, McDonald's Corporation / Franchise Realty Interstate Comp., owner, McDonald's Corporation applicant, represented by Attorney Susan Hays, Updike, Kelly & Spellacy, PC, One State Street, Hartford, CT 06123-1277 , request for Special Exception Section 6.2.4 pylon sign, B-BT Zone District. Schedule for public hearing April 11, 2006.
- D. Petition 23-06 2355 and 2371 Berlin Turnpike, known as McDonald's, McDonald's Corporation / Franchise Realty Interstate Comp., owner, McDonald's Corporation applicant, represented by Attorney Susan Hays, Updike, Kelly & Spellacy, PC, One State Street, Hartford, CT 06123-1277 , request for Site Plan development Section 5.3, 5,265 sq. ft. restaurant use, B-BT Zone District. Schedule for presentation April 11, 2006.

IX. PUBLIC PARTICIPATION

(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. ZONING ADMINISTRATOR COMMENTS

XII. STAFF REPORT

XIII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner