

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday March 8, 2006

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- 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.
- B. 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.
- C. Petition 16-06 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.
- 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.
- 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.

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

IV. MINUTES

February 22, 2006

V. COMMUNICATIONS AND REPORTS

- A. Traffic Circulation and Accessibility Study – Route 175 / Fenn Road / Route 9 / Ella Grasso Boulevard – Final Report.

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.

VII. OLD BUSINESS

- 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. Public hearing closed February 22, 2006. Sixty five day decision period ends April 28, 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. Public hearing closed February 22, 2006. Sixty five day decision period ends April 28, 2006.
- C. 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. Sixty five day decision period ends April 28, 2006.
- D. 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. Sixty five day decision period ends April 28, 2006.

VIII. PETITIONS FOR SCHEDULING (TPZ Meeting - 3-22-06 and 4-11-0 (Tuesday))

- A. 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. Schedule for presentation March 22, 2006.
- B. 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. Schedule for public hearing March 22, 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