

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

Tuesday, April 11, 2006

Conference Room 3

TOWN HALL

7:00 p.m.

## A G E N D A

### **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. Note public hearing convened March 8, 2006. Hearing must be completed within 35 days unless extension granted by applicant. Time period expires April 12, 2006.
- B. Petition 25-06 3311 Berlin Turnpike, R.W. Thompson Company, Inc., applicant, Bulley Company II, LLC owner, represented by Jonathan Williams, 3311 Berlin Turnpike, Newington, CT 06111, request for Special Exception Section 6.2.4 Pylon Sign Modification, PD Zone District.
- C. 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.
- D. 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.
- E. 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.

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

### **IV. MINUTES**

March 22, 2006

### **V. COMMUNICATIONS AND REPORTS**

- A. 8-24 Referral Proposed FY 2006-2007 Comprehensive Road Capital Improvement Plan.
- B. 8-24 Referral Proposed Acceptance of Harman Court subdivision street extension.

### **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. Inland Wetlands Report required.

- B. 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.

## **VII. OLD BUSINESS**

- A. 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. Hearing closed March 22, 2006. Sixty five day decision period ends May 27, 2006.
- 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. Inland Wetlands Report received. Decision period ends May 27, 2006.
- 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. Sixty five day decision period ends May 27, 2006.
- D. 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. Hearing closed March 22, 2006. Sixty five day decision period ends May 27, 2006.

## **VIII. PETITIONS FOR SCHEDULING (TPZ Meeting – April 26<sup>th</sup> and May 10, 2006)**

- A. Petition 24-06 330 Alumni Road, Chris Chiuilli, 45 Evans Road, P.O. Box, 485 Rocky Hill, CT 06067 applicant, Newington Business Park owner, represented by A-N Consulting Engineers, 124 White Oak Drive, Berlin, CT 06037, attention Alan Nafis, request for Special Permit earth processing equipment for rock crushing and storage, I Zone District. Schedule for public hearing April 26, 2006.
- B. TPZ Plan of Conservation and Development 2006-2016 Workshop, April 19, 2006 @ 5:00 p.m.
- C. TPZ Plan of Conservation and Development 2006-2016 Workshop, April 26, 2006 @ 7:00 p.m.

## **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