

**NEWINGTON TOWN PLAN AND ZONING COMMISSION**

**Wednesday, April 11, 2007  
Conference Room 3  
TOWN HALL  
7:00 p.m.**

**A G E N D A**

**I. ROLL CALL**

**II. PUBLIC HEARINGS**

- A. 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. Continued from March 28, 2007.
- B. Petition 15-07 3207 Berlin Turnpike, formerly Roy Rogers, American Sign, Inc., 614 Ferry Street, New Haven, CT 06513, attention: Tony LaFo applicant, Cruise Nights of Newington, LLC owner, request for Special Exception Section 6.2.4 pylon sign, PD Zone District.

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

**IV. MINUTES**

March 28, 2007 Regular Meeting  
March 28, 2007 – Special Meeting

**V. COMMUNICATIONS AND REPORTS**

**VI. NEW BUSINESS**

- A. Petition 13-07 56 Fenn Road, Wayside Fence Company, 63 Third Avenue, Bayshore, NY 11706, c/o Alan Bongiovanni, 170 Pane Road, Newington, CT 06111, request for Site Development Plan approval Section 5.3. Wholesale fence storage use, I - Industrial Zone. Sixty five day decision period ends May 18, 2007.

**VII. OLD BUSINESS**

- 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. Public Hearing closed February 28, 2007. Sixty five day decision period ends May 4, 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. Public hearing closed March 28, 2007. Sixty five day decision period ends June 1, 2007. Inland Wetland report required.

- C. 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. Sixty five day decision period ends June 1, 2007.

**VIII. PETITIONS FOR SCHEDULING (TPZ April 25, 2007 and May 9, 2007)**

- A. Petition 14-07 Market Square, Newington Chamber of Commerce, 1046 Main Street, applicant, Town of Newington, owner, Chamber contact, David Johnson, 3153 Berlin Turnpike, Newington, CT 06111, request for Special Exception Section 3.2.8 for "car show event", B-BTC Zone District. Schedule for public hearing May 9, 2007.
- B. Petition 16-07 Newington Shopping Center Lowrey Place applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, Newington Center, LLC, owner, request for site plan modification to alter building façade "Town Center Design Guidelines" and reduce parking ratio from 6 spaces to 3.5 spaces per 1,000 sq. ft. gross floor area B-TC, Section 3.12 A Town Center Overlay District. Schedule for presentation May 9, 2007.
- C. Petition 17-07 451 New Britain Avenue, Jonathan Reyes, 161 First Street, New Britain, CT 06051, applicant, Newington LLC owner, request for restaurant use Section 3.11.6 B Zone District. Schedule for public hearing April 25, 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