

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, April 26, 2006
Conference Room 3
TOWN HALL
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PLAN OF CONSERVATION AND DEVELOPMENT 2006-2016 WORKSHOP

- Review Existing Land Use, Zoning Map and Vacant Land Analysis data.
- Review of 1995-2005 Plan Components Community Facilities
 - ✓ Community Facilities
 - ✓ Transportation
 - ✓ Future land Use
- Public Participation and Comments

III. 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. Continued from April 11, 2006
- B. 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. Continued from April 11, 2006.
- C. 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. Continued from April 11, 2006.
- D. 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. Continued from April 11, 2006.
- E. 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.
- F. Petition 27-06 – 230 Sunrise Avenue, Guy Cantone, 80 Willow Brook Road, Cromwell, CT 06416, applicant, John J. Weber, owner, request for Special Exception Interior Lot Section 6.7, R-12 Zone District.

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

V. MINUTES April 11 2006

VI. COMMUNICATIONS AND REPORTS

VII. 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 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. Public Hearing closed April 11, 2006. Sixty five day decision period ends June 15, 2006.

VIII. PETITIONS FOR SCHEDULING (TPZ Meeting – May 10th and May 24, 2006)

- A. Petition 26-06 2340 Berlin Turnpike, former Hartford Drive In, Elias M. Loew Connecticut Realty Trust owner, Toll CT Limited Partnership, applicant, represented by Attorney Thomas J. Regan, Brown Rudnick Berlock,Israels, LLP, 185 Asylum Street, 38th Floor, Hartford, CT 06103-3402, request for Special Exception Section 6.2 ground signs, R-12 Zone District. Schedule for Public Hearing, May 10, 2006.
- B. Petition 28-06 3475 Berlin turnpike, former Caldor's, American national Insurance Company owner, Stew's Wines & Spirits applicant, (Stew Leonard's) Douglas Hampstead VP, G2G3 Newington, LLC, 100 Westport Avenue, Norwalk, CT, request for Special Permit Section 6.6 Liquor Sales PD District. Schedule for May 10, 2006.
- B. Petition 29-06 Assessor Map NE 505, East Cedar Street, known as Cedar Mountain parcel, Connecticut Children's Medical Center owner, Reno Properties, LLC, 170 Pane Road, Newington, applicant, represented by Lewis Wise, Rogin, Nassau, Caplan, Lassman & Hirtle, City Place I, 22nd Floor, Hartford, CT 06103, Request for subdivision CD Zone District. Note: Subdivision Plans not submitted. Submission to Conservation Commission for Inland Wetland application to be determined.

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

X. REMARKS BY COMMISSIONERS

XI. EXECUTIVE SESSION – Meeting with Attorney Kevin Mason – Raju at Newington, LLC vs Newington TPZ

XII. STAFF REPORT

XIII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner