

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, May 10, 2006
Conference Room 3
TOWN HALL
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 24-06 330 Alumni Road, Chris Chiulli, 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. Continued from April 26, 2006.
- B. 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. Continued from April 26, 2006.
- C. 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.
- D. 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.

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

IV. MINUTES

April 26, 2006 TPZ Regular Meeting.

April 19, 2006 TPZ Plan of Development Workshop.

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

VII. OLD BUSINESS

- 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. Hearing closed April 26, 2006.

- B. 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 received.
- 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. Hearing closed April 26, 2006. Sixty five day decision period ends June 30, 2006.
- 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. Hearing closed April 26, 2006. Sixty five day decision period ends June 30, 2006.
- 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. Hearing closed April 26, 2006. Sixty five day decision period ends June 30, 2006.
- F. 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.

VIII. PETITIONS FOR SCHEDULING (TPZ May 24, 2006 and June 14, 2006)

- A. 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. Schedule for public hearing May 24, 2006.
- B. Petition 30-06 Berlin Turnpike, known as Lazy Boy site, CNLRS Exchange I, Inc. owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Special Exception, Section 6.2.4 Free Standing Sign, PD Zone District. Schedule for public hearing May 24, 2006.

IX. PUBLIC PARTICIPATION

(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

- A. Planning Department 2006 – 2007 Strategic Plan and Quality of Life Trends

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner