

NEWINGTON TOWN PLAN AND ZONING COMMISSION

**Wednesday, May 24, 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 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. Continued from May 10, 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 May 10, 2006.
- C. 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.
- D. Petition 30-06 3000 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.
- E. Petition 31-06 1044 Main Street, known as “Wings Over Newington” Restaurant, Peter Vournazos and Thomas Breikrevtz, owners, Aldin Associates applicant, represented by John MacNeil, 77 Sterling Road, East Hartford, CT 06108, request for Special Exception amendment, Petition 56-05, approved October 11, 2005, extend hours of operation. B-TC Zone District.

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

IV. MINUTES

May 10, 2006

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

VII. OLD BUSINESS

- 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. Sixty five day decision period ends July 14, 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. Sixty five day decision period ends July 14, 2006.

VIII. PETITIONS FOR SCHEDULING (TPZ June 14, 2006 and June 28, 2006)

- A. Petition 32-06 2553-2557 Berlin Turnpike, Jayanti Patel and Kuntal Patel owners, JK Partners, Inc., 983 Hoop Pole Road, Guilford, CT 06437 applicant, represented by Richard P. Dimmock, Consulting Engineers, 11 West High Street, East Hampton, CT 06424, request for Site Plan approval for 70 unit Comfort Suites Motel and 4,988 sq. ft. commercial building and waiver of 25' buffer along northerly property line. Inland Wetlands Report required. Schedule for presentation June 14, 2006.
- B. Petition 33-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for Zone Map Amendment I District to B-BT, Business-Berlin Turnpike. Intertown advisory referral to CRCOG, (C.G.S. Section 8-3b) required. Tentative public hearing date June 28, 2006.
- C. Petition 34-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for Zone Text Amendment, Section 3.14.1c to permit hotels and motels up to a height of 4 stories or 45' in B-BT Berlin Turnpike Business Zone and amend Table A: Schedule of Height & Area Requirements to permit hotels and motels up to a height of 4 stories or 45' in B-BT Zone District. Intertown advisory referral to CRCOG (C.G.S. Section 8-3b) required. Tentative public hearing date June 28, 2006.
- D. Petition 35-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for Special Exception 3.14.1 and Section 3.11.3 and Section 6.11 auto related service gasoline station, B-BT Zone District. Schedule for public hearing, June 28, 2006. Inland Wetland report required.
- E. Petition 36-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for special Exception Section 3.15.3 restaurant use, B-BT Zone District. Schedule for public hearing, June 28, 2006. Inland Wetlands report required.
- F. Petition 37-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for site development plan approvals for 15,120 sq. ft. hotel, 3,000 sq. ft. bank, 5,256 sq. ft. restaurant, 3,500 sq. ft. gas station/convenience store and 9,000 sq. ft. retail use, B-BT Zone District. Schedule for presentation June 28, 2006. Inland Wetland report required. Notice required to Town of Wethersfield Section 8-3h C.G.S.

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

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

A. Bond Releases

- Abbington – Middlewoods of Newington
- Zoots – Newington Sovereign Bank Plaza
- Summit Motel, 2207 Berlin Turnpike

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner