

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, June 14, 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 40-06 (A) Berlin Turnpike, Galileo Turnpike Plaza, LLC owner, Dennis Fletcher, Blessing Creamery, LLC, 8 Chestnut Lane, Wallingford, CT 06492 request for Special Exception, Section 3.19.1 Restaurant Use "Cold Stone Creamery", PD Zone District.
- B. Petition 41-06 40 Progress Circle, ADM Properties, LLC owner, Richard Rizzo, 390 North Main Street, Wallingford, CT 06492, applicant for Progressive Insurance, Inc. request for Special Exception Section 6.2.4 free standing sign, I Zone District.

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

IV. MINUTES

May 24, 2006

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- 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.
- B. Petition 39-06 3000 Berlin Turnpike, Lazy Boy CNLRS Exchange I, Inc. owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for site plan modification Petition 58-05, Condition 2 (C), amend to read "Two (2) pylon signs shall be removed before issuance of the [building permit] Certificate Of Occupancy", PD Zone District.

VII. OLD BUSINESS

- A. 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. Public hearing closed May 24, 2006. Sixty five day decision period ends July 28, 2006.
- B. 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. Public hearing closed May 24, 2006. Sixty five day decision period ends July 28, 2006.

VIII. PETITIONS FOR SCHEDULING (TPZ June 28, 2006 and July 12, 2006)

- A. 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. Public hearing date July 12, 2006.
- B. 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. Public hearing date July 12, 2006.
- C. 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, July 12, 2006. Inland Wetland report required.
- D. 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, July 12, 2006. Inland Wetlands report required.
- E. 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 July 12, 2006. Inland Wetland report required. Notice required to Town of Wethersfield Section 8-3h C.G.S.

- F. Petition 38-06 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 4 lot subdivision CD Zone District. Inland Wetland Report Required. Schedule for public hearing June 28, 2006.

IX. PUBLIC PARTICIPATION

(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

- A. Outside Seasonal Seating – Vito's Restaurant Request.
- B. Bond Releases
- C. 425 New Britain Avenue – Site Bond Release
- D. Harman Court – subdivision Bond Reduction

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner