

NEWINGTON TOWN PLAN AND ZONING COMMISSION

**Wednesday June 22, 2005
Conference Room 3
TOWN HALL
7:00 p.m.**

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 34-05 Woodlands Development, Fenn Road, Pulte Homes of New England, LLC owner, Sweeney Excavation, 9 Corporate Ridge Hamden, CT 06514, applicant represented by Alan Bongiovanni, BGI, 170 Pane Road, Newington, CT 06111, request for Special Permit Section 6.4 Removal and Processing of earth products, RP Zone District. Continued from June 8, 2005.
- B. Petition 32-05 1000 Willard Avenue, Paul DeFelice, 295 Orchard Avenue, Newington, CT 06111, owner and applicant request for Special Exception Section 6.7.2 Interior Lot, R-12 Zone District. Inland Wetlands Report required. Continued from June 8, 2005.
- C. Petition 31-05 330-340 Alumni Road, also known as Lots 3A and 3B, Newington Business Park LLC, owner, Chris Chiulli, applicant, 45 Evans Road, P.O. Box 485, Rocky Hill, CT 06067, represented by A-N Consulting Engineer Alan Nafis, 124 White Oak Drive, Berlin, CT 06037, request for Special Permit Section 6.4, removal of earth products, I Zone. Continued from June 8, 2005.
- D. Petition 25-05 181 Robbins Avenue, southeast corner of Willard Avenue, Jack R. Welch, owner, 181 Robbins Avenue LLC, 93 Deming Road, Berlin, CT 06037, applicant represented by Alan Bongiovanni, BGI, 170 Pane Road, Newington, CT 06111, request for subdivision approval, 4 lots R-12 Zone District. Inland Wetland Agency Report required.
- E. Petition 33-05 17 Main Street, FLH Realty Inc., owner, West Hartford Stairs and Cabinets, Inc. applicant, contact Andre Letourneau, 17 Main Street, Newington, CT 06111, request for Special Exception Section 6.2.4 Ground Sign, I Zone.

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

IV. MINUTES

June 8, 2005

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 38-05 80-84 Market Square (Bull Pen Café) Douglas Kuzoian applicant, 84 Market Square, LLC property owner, request for Special Exception Section 3.12.1 seasonal outside seating (392 sq. ft. deck), B-TC Business Town Center Zone.
- B. Petition 39-05 407 Alumni Road, Huttig Company, Newington Business Park, LLC, c/o Quadrelle Realty Services, One West Avenue, Larchmont, NY 10538-2447 applicant and owner, represented by A-N consulting Engineer, Inc. 124 White Oak Drive, Berlin, CT 06037, request for site plan modification, 45,000 sq. ft. expansion, I Zone District.

VII. OLD BUSINESS

- A. Petition 23-05 49 East Cedar Street, Jane Ancona Siegal and Benjamin Ancona, Jr. owners, Benjamin Ancona, Jr. applicant, represented by Alan Nafis, A-N consulting Engineer, Inc., 124 White Oak Drive, Berlin, CT 06037, request for site plan approval, B-TC (Business Town Center) Zone District. ZBA Variance Petition for front and side yard setback granted June 2, 2005. Sixty-five day extension granted to August 1, 2005.
- B. Petition 24-05 3391 Berlin Turnpike, corner of Pane Road, Newington Corner, LLC owner and applicant, 7248 Morgan Road, Liverpool, NY 13088, represented by Kenneth Moss, P.O. Box 220, 7248 Morgan Road, Liverpool, NY, 13088, request for Site Plan approval 4,000 sq. ft. retail building, PD Zone District. Inland Wetlands report required. Continued from May 25, 2005.
- C. Petition 35-05 176 Kelsey Street, Romuald and Miro Pryputniewicz owners, Roman Pryputniewicz, applicant represented by M.R. Roming Associates, 224 Whiting Lane, West Hartford, CT 06119, request for site plan approval, 11,900 sq. ft. building, PD Zone District. Inland Wetlands Report required.
- D. Petition 36-05 176 Kelsey Street, Romuald and Miro Pryputniewicz owners, Roman Pryputniewicz, applicant represented by M.R. Roming Associates, 224 Whiting Lane, West Hartford, CT 06119, request for Special Permit Section 6.11, auto related use, PD Zone District. Inland Wetlands Report required.
- E. Petition 37-05 60 Walsh Avenue, Newington, Food Land, former Sunoco Station corner Walsh and Garfield, applicant represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Special Exception Section 6.2.4 Free Standing Sign B-TC Zone District. Public hearing closed June 8, 2005. Sixty five day decision period ends August 12, 2005.

VIII. PETITIONS FOR SCHEDULING

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

X. REMARKS BY COMMISSIONERS

XI. ZONING ADMINISTRATOR COMMENTS

XII. STAFF REPORT

XIII. ADJOURNMENT

Submitted,

Edmund J. Meehan, Town Planner