

**NEWINGTON TOWN PLAN AND ZONING COMMISSION**

**Wednesday, July 12, 2006  
Conference Room 3  
TOWN HALL  
7:00 p.m.**

**A G E N D A**

**I. ROLL CALL**

**II. PUBLIC HEARINGS**

- 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.
- 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.
- 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. 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. Inland Wetlands Report required.
- E. 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, 22<sup>nd</sup> Floor, Hartford, CT 06103, Request for 4 lot subdivision CD Zone District. Inland Wetland Report Required.

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

**IV. MINUTES**

June 28, 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 100 unit Comfort Suites Motel. Inland Wetlands Report required. Continued from June 28, 2006.
- B. 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.
- C. Petition 47-06 45 Costello Road, former Acron Rental, Bulley 1 LLC owner, PDS Engineering & Construction, 107 Old Windsor Road, Windsor, CT 06002, attention Timothy Mulcahy Applicant, request for site plan modification for retail use, 10,348 sq. ft. building. PD Zone District.

**VII. OLD BUSINESS**

- 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. Public Hearing closed June 28, 2006. Sixty five day decision period ends September 1, 2006.
- B. Petition 42-06 14 East Cedar Street, Vito's Restaurant, Newington Development Associates, LLC, owner, Vito's of Newington, Inc. c/o Michael Moffucci, 110 Harold Drive, Newington, CT 06111, request amendment of Petition 24-96, approved May 8, 1996, for beer and wine liquor permit, and convert to full restaurant liquor permit, waiver of separation distance requested, Section 6.6, B-TC Zone District. Public Hearing closed June 28, 2006. Sixty five day decision period ends September 1, 2006.

- C. Petition 43-06 1616-1632 Willard Avenue, Stonehedge Landscaping & Garden Center, Donald F. Woods Jr. and Stephen Woods owners and applicants, 1616 Willard Avenue, Newington, CT 06111, request for Zone Map Amendment from R-20 Residential to PD Planned Development, approximately 1.75 acres frontage of Willard Avenue. Public Hearing closed June 28, 2006. Sixty five day decision period ends September 1, 2006.
- D. Petition 43-06 1616-1632 Willard Avenue, Stonehedge Landscaping & Garden Center, Donald F. Woods Jr. and Stephen Woods owners and applicants, 1616 Willard Avenue, Newington, CT 06111, request for site plan modification approval for construction of green house and shade structures. Site Plan Development decision period ends September 1, 2006.

**VIII. PETITIONS FOR SCHEDULING (TPZ July 26, 2006 and August 9, 2006)**

- A. Petition 45-06 Corner of Willard Avenue and Alumni Road, front vacant parcel former Torrington Company, Fountain Pointe, LLC, 838 Brook Street, Unit E, Rocky Hill, CT 06067 applicant, Rotundo Developers, LLC owner represented by Richard Rotundo, 838 Brook Street, Unit E, Rocky Hill, CT 06067 and BGI, 170 Pane Road, Newington, CT 06111, request for Site Plan approval, commercial development (3,500 sq. ft. bank and 25,000 sq. ft. office) CD Zone District. Inland Wetlands Report required.

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

**X. REMARKS BY COMMISSIONERS**

**XI. STAFF REPORT**

Bond Release – Trotter Lane.

**XII. ADJOURNMENT**

Submitted

Edmund J. Meehan, Town Planner