

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday July 27, 2005

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. 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 July 13, 2005.
- B. Petition 43-05 605 Willard Avenue, Newington High School (north parking lot) Newington's Lion's Club applicant, Special Exception Section 3.2.8. Special Event, Carnival, Contact Stan Martinelli, 72 Apple Tree Crossing, Berlin, CT 06037, R-12 Zone District.
- C. Petition 41-05 944 Main Street, Jeffrey L. Hedberg, 27 Garfield Street, owner and applicant represented by Attorney Leon S. Davidoff, 29 East Cedar Street, Newington, CT 06111 request for zone map amendment R-12 (Residential) to B-TC (Business Town Center) for property known as 944 Main Street, approximately 14,985 sq ft parcel.
- D. Petition 44-05 28 Elton Drive, Adel and Colette Gobran owners, Adel Gobran, 28 Elton Drive, Newington, applicant, request for Special Exception, Section 3.4.4 Home Occupation use, catering business, R-12 Zone District.

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

IV. MINUTES

July 13, 2005

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 42-05 944 Main Street, Jeffrey L. Hedberg, 27 Garfield Street owner and applicant represented by Attorney Leon S. Davidoff, 29 East Cedar Street, Newington, CT 06111 request for site plan approval for professional office use and request for buffer waiver, Section 3.12.4 and Section 6.1.1.E joint use parking.
- B. Capitol Region Council of Governments (CRCOG) Presentation and Discussion New Britain – Hartford Busway Project Land use and Transportation components.
- C. Petition 34-2000 2374 Berlin Turnpike (vacant parcel adjacent to Wendy's) Newell and Clifford F. Stamm applicants and owners represented by Alan Bongiovanni, The Bongiovanni Group, 170 Pane Road, Newington, CT 06111, site plan approval for 2,400 sq. ft. building, July 26, 2000. Three (3) year extension to complete site work requested as permitted by Section 5.3.8 Zoning Regulations.

VII. OLD BUSINESS

- A. 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. Public hearing closed June 22, 2005. Sixty-five day decision period ends August 26, 2005.
- D. 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. Sixty five day decision period ends August 26, 2005.
- E. Petition 40-05 2920 Berlin Turnpike, Walgreen's Pharmacy, Basile Enterprises, Inc., applicant, TJJJ, LLC owner, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Special Exception Section 6.2.4 ground sign, Section 6.2.4, PD Zone. Sixty five day decision period ends September 16, 2005.

VIII. PETITIONS FOR SCHEDULING (TPZ Meeting 8-10-05 and 8-24-05)

- A. Petition 45-05 277 Cedar Street, known as the Eddy Farm, Lucy Eddy Fox owner and applicant, represented by Attorney Robert Randich, 363 Main Street, Hartford, CT 06106, request for resubdivision one (1) lot, R-12 Zone District. Schedule for public hearing, August 10, 2005.
- B. Petition 46-05 277 Cedar Street, known as the Eddy Farm, Lucy Eddy Fox owner and applicant, represented by Attorney Robert Randich, 363 Main Street, Hartford, CT 06106 request for Special Exception Section 6.7 Interior Lot, R-12 Zone District. Schedule for public hearing, August 10, 2005.

IX. PUBLIC PARTICIPATION

(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. ZONING ADMINISTRATOR COMMENTS

XII. STAFF REPORT

- A. Bond Reduction – Strawberry Estates

XIII. ADJOURNMENT

Submitted,

Edmund J. Meehan, Town Planner