

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, August 22, 2007

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 32-07 – 129 Willard Avenue, Gibbs Oil Company L.P. owner and applicant, attention: Eric Knapp, Esq., 148 Eastern Blvd., Glastonbury, CT 06033, request for Special Exception, Section 3.11.3, B- Business District.
- B. Petition 40-07 – 129 Willard Avenue, Gibbs Oil Company L.P. owner and applicant, attention: Eric Knapp, Esq., 148 Eastern Blvd., Glastonbury, CT 06033, request for Special Exception, Section 3.11.6, Food Service, B- Business District.
- C. Petition 41-07 – 3563 Berlin Turnpike, Stickley Audi Furniture Store, Realm Realty, c/o Michelle Carlson, P.E., 64 Notch Road, Bolton, CT 06043 applicant, Newington Berlin Retail, LLC owner, request for Special Exception Section 3.15.6 Health Club Use, 50,000 sq. ft., PD Zone District.

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

IV. MINUTES

August 8, 2007

VI. NEW BUSINESS

- A. Petition 33-07 – 129 Willard Avenue, Gibbs Oil Company L.P. owner and applicant, attention: Eric Knapp, Esq., 148 Eastern Blvd., Glastonbury, CT 06033, request for Site Development Plan, Section 5.25, B- Business District.
- B. Petition 39-07 – 2551 Berlin Turnpike, Joseph Cody Jr., applicant, 687 Arch Street, P.O. Box 876, New Britain, CT, 06050, 2551 Berlin Turnpike, LLC, owner request for site plan modification, PD Zone District.
- C. Petition 42-07 – 3563 Berlin Turnpike, Stickley Audi Furniture Store, Realm Realty, c/o Michelle Carlson, P.E., 64 Notch Road, Bolton, CT 06043 applicant, Newington Berlin Retail, LLC owner, request for Site Plan Modification to reuse 50,000 sq. ft. retail store for health club and building height modification Section 4.4.3, PD Zone District.

VII. OLD BUSINESS

- A. Petition 30-07 Fenn Road at intersection of Cedar and Fenn, Fenn Road Associates, LLC, owners and applicant, 1481 Pleasant Valley Road, Manchester, CT 06042, represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040, request for Special Permit Section 6.4 Removal of Earth, I (Industrial) Zone District. Inland Wetland Agency Report Required. Hearing closed July 11, 2007. Sixty – five day decision period ends September 14, 2007.

- B. Petition 35-07 – 475 Alumni Road, Newington Business Park, c/o Quadrelle Realty Services, owners and applicant, represented by Alan Nafis, A-N Consulting Engineers, Inc., 124 White Oak Drive, Berlin, CT, 06037, request for Site Plan approval, warehouse/office space expansion with outside yard storage, I Zone.
- C. Petition 36-07 – 2414 Berlin Turnpike, J.C.J. Associates, LLC owner, Filip Milios, 19 Southwood Road, Newington, 06111, applicant, request for Special Exception Section 3.15.3 Restaurant Use, B-BT Zone District. Public hearing closed August 8, 2007. Sixty five day decision period ends October 12, 2007.
- D. Petition 37-07 – 2414 Berlin Turnpike, J.C.J. Associates, LLC owner, Filip Milios, 19 Southwood Road, Newington, 06111, applicant, request for liquor permit restaurant use, Special Permit Section 6.6 B-BT Zone District. Public hearing closed August 8, 2007. Sixty five day decision period ends October 12, 2007.
- E. Petition 38-07 – 2414 Berlin Turnpike, J.C.J. Associates, LLC owner, Filip Milios, 19 Southwood Road, Newington, 06111, applicant, request for Site Plan approval, restaurant use, (475 sq. ft. open to public use) and waiver of required parking count, B-BT Zone District.

VIII. PETITIONS FOR SCHEDULING (TPZ September 11, 2007 and September 25, 2007)

- A. Petition 43-07 – 2686 Berlin Turnpike, OFI Furniture, 2686 Berlin Turnpike, LLC owner PDS Engineering and Construction, 107 Old Windsor Road, Bloomfield, CT 06002, attention Frank Borawski, request for Special Exception Section 3.15.6 Place of Recreation, PD Zone. Schedule for September 11, 2007.
- B. Petition 44-07 - 2686 Berlin Turnpike, OFI Furniture, 2686 Berlin Turnpike, LLC owner PDS Engineering and Construction, 107 Old Windsor Road, Bloomfield, CT 06002, attention Frank Borawski, request for Site Plan 14,518 sq. ft. building PD Zone. Schedule for September 11, 2007.
- C. Petition 45-07 – Market Square – Municipal Parking Lot “Newington Waterfall Festival”, September 29, 2007, Val Ginn Committee Chairperson, 15 Golf Street, Newington, CT 06111, request for Special Exception Section 3.2.8 B-TC Zone District. Schedule for Public Hearing September 11, 2007.

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

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner