

NEWINGTON TOWN PLAN AND ZONING COMMISSION

**Wednesday August 24, 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 August 10, 2005.
- B. 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. Continued from August 10, 2005.
- C. 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. Continued from August 10, 2005.
- D. 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. Continued from August 10, 2005.
- E. Petition 48-05 31 Harmon Court, Maria LaRosa owner, Sebastian LaRosa, 106 Bond Street, Hartford, CT 06114 applicant, request for Special Exception Section 6.13 accessory apartment, R-12 Zone District.
- F. Petition 50-05 – 48 Commerce Court, Zavarella Woodworking, Bruno Zavarella owner, Karen Roche, 250 West Point Terrace, West Hartford, CT 06107, applicant, request for Special Exception Section 3.17.6 Recreation Use, I Zone District.

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

IV. MINUTES

August 10, 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.
Continued from August 10, 2005.

- B. Petition 47-05 40 Commerce Court, Carducci Enterprises, LLC, owner Lauth Property Group, c/o Lauth Construction, LLC, Richard Radabaugh, 401 Pennsylvania Parkway, Indianapolis, IN 46280, request for site plan approval 16,000 sq. ft. building, insurance claim center (auto), I Zone District. Inland Wetlands Report required.
- C. Petition 51-05 58 Commerce Court “Big Sky” Health Club, WC Newington, LLC owner and applicant represented by Joseph Millett 58 Commerce Court, Newington, CT 06111 request for site plan modification to add 2,880 sq. ft. I Zone District. Inland Wetlands Report required.

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.
- B. 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. Public Hearing closed August 10, 2005. Sixty five day decision period ends October 14, 2005.
- C. Petition 49-05 2089 Berlin Turnpike, known as the Siesta Motel, SNIV Associates, owner Paul E. Pandazzo, Percon, Inc., P.O. Box 290792, Wethersfield, CT 06129-0792 applicant request for site plan modification to add 420 sq. ft. addition to front of building for office use, B-BT Zone District. Sixty five day decision period ends October 14, 2005.
- D. Capitol Region Council of Governments (CRCOG) of New Britain – Hartford Busway Project. Traffic circulation and accessibility study report.

VIII. PETITIONS FOR SCHEDULING (TPZ Meeting 9-14-05 and 9-28-05)

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