

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, August 8, 2007

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. 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.
- B. 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.

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

IV. MINUTES

July 25, 2007

VI. NEW BUSINESS

- A. Petition 29-07 – 2909 Berlin Turnpike, former Krispy Kreme property, ODG-Newington, LLC, c/o Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111 applicant, WEX-Puck Realty, LLC owner, request for Site Plan approval, 6,000 sq. ft. restaurant use, PD Zone District. Withdrawn by applicant.
- 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. Continued from July 25, 2007.
- C. 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.

VII. OLD BUSINESS

- A. Petition 27-07 2909 Berlin Turnpike, former Krispy Kreme property, ODG-Newington LLC, c/o Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111 applicant, WEX-Puck Realty, LLC owner, request for Special Exception Section 3.19.1 Restaurant Use, PD Zone District. Withdrawn by applicant.
- B. Petition 28-07 2909 Berlin Turnpike, former Krispy Kreme property, ODG-Newington LLC, c/o Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111 applicant, WEX-Puck Realty, LLC owner, request for Special Permit Section 6.6 Liquor Permit Restaurant Use, PD Zone District. Withdrawn by applicant.

- C. 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.
- D. Petition 31-07 – 2550 Berlin Turnpike, Turnpike Motors, Douglas Fernandez, Sr. and Judith M. Fernandez owners and 37 Ann Street, LLC, represented by Barry Lustig, P.O. Box 354 Carle Place, N.Y., 11514, request for special Exception Section 6.2.5 Directory Sign, B-BT, Berlin Turnpike Business Zone District. Sixty five day period ends September 28, 2007.
- E. Petition 34-07 – 43 Vivian Street, Sandra B. O’Leary – Monterio owner and applicant, request for Special Exception Section 6.14 Residual Lot Single Family Home, R-12 Zone District. Sixty five day period ends September 28, 2007.

VIII. PETITIONS FOR SCHEDULING (TPZ August 22, 2007 and September 11, 2007)

- 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. Schedule for Public Hearing August 22, 2007.
- B. 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. Schedule for Public Hearing August 22, 2007.
- C. 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. Schedule for presentation August 22, 2007.
- D. 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. Schedule for Public Hearing August 22, 2007.

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

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

- A. Bond Release - Brescia Re Subdivision Pfister Drive.
- B. 2553 Berlin Turnpike – revised plan for Holiday Inn Express – minor building footprint and façade modifications.

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner