

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Tuesday, September 11, 2007
Conference Room 3
TOWN HALL
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. 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.
- B. 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. Continued from August 22, 2007.
- C. 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. Continued from August 22, 2007.
- D. 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. Continued from August 22, 2007.
- E. 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.

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

IV. MINUTES

August 22, 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. Continued from August 22, 2007.

- B. 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.
- C. 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.

VII. OLD BUSINESS

- A. 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. Sixty five day decision period ends September 28, 2007.
- B. 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.

VIII. PETITIONS FOR SCHEDULING (TPZ September 26, 2007 and October 10, 2007)

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

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

Bond Release Requests

- 2460 Berlin Turnpike, JDC Trucking Site Bond.
- 3050 Berlin Turnpike, Lazy Boy Site Bond.
- 2355 Berlin Turnpike, McDonald’s Restaurant Site Bond.

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner