

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, September 13, 2006

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 33-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for Zone Map Amendment I District to B-BT, Business-Berlin Turnpike. Intertown advisory referral to CRCOG, (C.G.S. Section 8-3b) required. Continued from August 23, 2006.
- B. Petition 34-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for Zone Text Amendment, Section 3.14.1c to permit hotels and motels up to a height of 4 stories or 45' in B-BT Berlin Turnpike Business Zone and amend Table A: Schedule of Height & Area Requirements to permit hotels and motels up to a height of 4 stories or 45' in B-BT Zone District. Intertown advisory referral to CRCOG (C.G.S. Section 8-3b) required. Continued from August 23, 2006.
- C. Petition 35-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for Special Exception 3.14.1 and Section 3.11.3 and Section 6.11 auto related service gasoline station, B-BT Zone District. Inland Wetland Report required. Continued from August 23, 2006.
- D. Petition 36-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for Special Exception Section 3.15.3 restaurant use, B-BT Zone District. Inland Wetlands report required. Continued from August 23, 2006.
- E. Petition 38-06 Assessor Map NE 505, East Cedar Street, known as Cedar Mountain parcel, Connecticut Children's Medical Center owner, Reno Properties, LLC, 170 Pane Road, Newington, applicant, represented by Lewis Wise, Rogin, Nassau, Caplan, Lassman & Hirtle, City Place I, 22nd Floor, Hartford, CT 06103, Request for 4 lot subdivision CD Zone District to be accessed by a proposed commercial street over abutting property known as Lowe Manufacturing Company, 751 Russell Road. Inland Wetland Report Required. Continued from August 23, 2006.

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

IV. MINUTES

- A. Special Meeting Site Walk – August 23, 2006.
- B. Regular Meeting, August 23, 2006.

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 32-06 2553-2557 Berlin Turnpike, Jayanti Patel and Kuntal Patel owners, JK Partners, Inc., 983 Hoop Pole Road, Guilford, CT 06437 applicant, represented by Richard P. Dimmock, Consulting Engineers, 11 West High Street, East Hampton, CT 06424, request for Site Plan approval for 100 unit Comfort Suites Motel. Inland Wetlands Report required. Continued from August 23, 2006.
- B. Petition 37-06 751 Russell Road and corner of East Cedar Street, known as Lowe Manufacturing, Cedar Mountain, LLC owner, Hunter Development Company, LLC, 45 Old Farm Road, East Longmeadow, MA, 01028 applicant, represented by Attorney Robert Randich, Shipman, Sosensky, et al, 135 South Road, Farmington, CT 06032, request for site development plan approvals for 15,120 sq. ft. hotel, 3,000 sq. ft. bank, 5,256 sq. ft. restaurant, 3,500 sq. ft. gas station/convenience store and 9,000 sq. ft. retail use, B-BT Zone District. Inland Wetland report required. Notice required to Town of Wethersfield Section 8-3h C.G.S. Continued from August 23, 2006.

VII. OLD BUSINESS

- A. Petition 45-06 Corner of Willard Avenue and Alumni Road, front vacant parcel former Torrington Company, Fountain Pointe, LLC, 838 Brook Street, Unit E, Rocky Hill, CT 06067 applicant, Rotundo Developers, LLC owner represented by Richard Rotundo, 838 Brook Street, Unit E, Rocky Hill, CT 06067 and BGI, 170 Pane Road, Newington, CT 06111, request for Site Plan approval, commercial development (3,500 sq. ft. bank and 25,000 sq. ft. office) CD Zone District. Inland Wetlands Report required. Sixty five day decision period ends October 27, 2006
- B. Petition 52-06 Southwest corner of Pascone Place and Louis Street, vacant parcel 2.6 acres, Innate Investments, LLC owner, Mark Smith P.E., To Design, LLC, 114 West Main Street, New Britain, CT 06051, request for Site Plan approval to construct 5,000 sq. ft. professional office building, PD Zone District. Sixty five day decision period ends October 27, 2006.
- C. Petition 50-06 1052 Main Street, Joseph Motta, 12 Cumberland Place, Rocky Hill, CT 06067, applicant, Motta Investments, LLC owner, request for Special Exception Section 3.13.3 apartments within business building, B-TC Zone District. Hearing closed August 23, 2006. Sixty five day decision period ends October 27, 2006.

VIII. PETITIONS FOR SCHEDULING (TPZ September 27, 2006 and October 11, 2006)

- A. Petition 53-06 Assessor's Map SE 307, 1987 and 2169, known as 119 Deming Street, Frank A. Accarpio and Thomas Accarpio owners, Deming Street Development, LLC, 312 Murphy Road, Hartford, CT 06114, represented by Attorney Timothy Sullivan, 9 High Road, Berlin, CT 06037, request for Special Exception Section 3.19.2 (24 detached residential units), PD Zone District. Inland Wetlands Report required. Date of receipt August 9, 2006. Schedule for public hearing September 27, 2006.

- B. Petition 54-06 Assessor's Map SE 307, 1987 and 2169, known as 119 Deming Street, Frank A. Accarpio and Thomas Accarpio owners, Deming Street Development, LLC, 312 Murphy Road, Hartford, CT 06114, represented by Attorney Timothy Sullivan, 9 High Road, Berlin, CT 06037, request for Site Plan approval, 24 detached residential units, PD Zone District. Inland Wetlands Report required. Date of receipt August 9, 2006. Schedule for presentation September 27, 2006.
- C. Petition 55-06 57 Church Street, John A. Amaning owner and applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Special Exception Section 6.7 Interior Lot R-12 Zone District. Date of Receipt August 9, 2006. Schedule for public hearing September 27, 2006.
- D. Petition 56-06 2-14 East Cedar Street, Newington Development Associates, LLC, owner, Jeff Hedberg, 120 Northwood Road, Newington, CT 06111, applicant, request for Site Plan Modification, B-TC Zone District. Schedule for presentation September 27, 2006.
- E. Petition 57-06 426 Hartford Avenue, Rosario & Maria Giarratana, owners, Alex Kosovskiy, 444 Bloomfield Avenue, Bloomfield, CT 06002 request for Special Permit Section 6.11 Auto Dealer Use, I Industrial Zone District. Schedule for public hearing September 27, 2006.
- F. Petition 58-06 183 Louis Street, Aero-Craft, LLC, 179 Louis Street, owner, PDS Engineering & Construction, Inc. Attention Chris Eseppi, P.E., 107 Old Windsor Road, Bloomfield, CT 06002, applicant, request for site plan approval 27,000 sq. ft. industrial use building and waiver of buffer distance, PD Zone District. Inland Wetland report required. Schedule for presentation September 27, 2006.
- G. Petition 59-06 2909 Berlin Turnpike (former Krispy Kreme) Wek Tuck Realty, owner, Acnco Sign Company Inc., attention: Jeremy Waycott, 1133 South Broad Street, Wallingford, CT 06442, request for Special Exception Section 6.4.2 Free Standing Sign, Citibank, PD Zone District. Schedule for public hearing October 11, 2006.
- H. Petition 60-06 Intersection of Rowley Street and Berlin Turnpike (formerly known as Caldor Plaza) 15.4 acres vacant parcel and adjacent properties, American National Insurance Company, 1 Moody Plaza, Galveston, TX 77550; RK Newington, LLC, P.O. Box 111, 456 Providence Highway, Dedham, MA 02026-0111; First Brook Properties, LLC, 1 Stickley Drive, Manlius, NY 13104; McBride Properties, Inc., 3153 Berlin Turnpike, Newington, CT 06111 owners; Realm Realty, Attn: David A Stern, 900 Town and Country Lane, Suite 101, Houston, TX 77024 Applicant, represented by Michelle M. Carlson, P.E., Fuss & O'Neill, Inc., 145 Hartford Road, Manchester, CT 06040, request for Special Exception Section 3.19.3 retail use over 40,000 sq. ft. PD Zone District. Inland Wetland Report required. Schedule for public hearing October 11, 2006.
- I. Petition 61-06 Intersection of Rowley Street and Berlin Turnpike (formerly known as Caldor Plaza) 15.4 acres vacant parcel and adjacent properties, American National Insurance Company, 1 Moody Plaza, Galveston, TX 77550; RK Newington, LLC, P.O. Box 111, 456 Providence Highway, Dedham, MA 02026-0111; First Brook Properties, LLC, 1 Stickley Drive, Manlius, NY 13104; McBride Properties, Inc., 3153 Berlin Turnpike, Newington, CT 06111 owners; Realm Realty, Attn: David A Stern, 900 Town and Country Lane, Suite 101, Houston, TX 77024 Applicant, represented by Michelle M. Carlson, P.E., Fuss & O'Neill, Inc., 145 Hartford Road, Manchester, CT 06040, request for Special Permit Section 6.11.6 gas station use, PD Zone District. Inland Wetlands Report required. Schedule for public hearing October 11, 2006.

- J. Petition 62-06 Intersection of Rowley Street and Berlin Turnpike (formerly known as Caldor Plaza) 15.4 acres vacant parcel and adjacent properties, American National Insurance Company, 1 Moody Plaza, Galveston, TX 77550; RK Newington, LLC, P.O. Box 111, 456 Providence Highway, Dedham, MA 02026-0111; First Brook Properties, LLC, 1 Stickley Drive, Manlius, NY 13104; McBride Properties, Inc., 3153 Berlin Turnpike, Newington, CT 06111 owners; Realm Realty, Attn: David A Stern, 900 Town and Country Lane, Suite 101, Houston, TX 77024 Applicant, represented by Michelle M. Carlson, P.E., Fuss & O’Neill, Inc., 145 Hartford Road, Manchester, CT 06040, request for site plan approval 133,945 sq. ft., Sam’s Club retail store and 12 pump gas station pad, PD Zone District. Inland Wetlands Report required. Schedule for presentation October 11, 2006.

- K. Petition 63-06 Newington Town Plan and Zoning Commission applicant, 131 Cedar Street, Newington, CT 06111, request for Zoning Regulations Amendment, Sections 1.2.2 (B); 1.2.2 (D); 4.1; 4.3.1; 4.4.4; 6.14.2 and 6.14.9. Purpose of proposed amendments is to clarify the design requirements for a Residual Lot, Section 6.14. Referral to Capital Region Council of Governments and Central Connecticut Regional Planning Agency required.

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

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

Bond Releases and Reductions

- A. Dunkin Donuts – 2601 Berlin Turnpike
- B. Wal Mart Plaza – 3164 Berlin Turnpike
- C. Sovereign Bank – 3237 Berlin Turnpike
- D. 148 Maple Hill Avenue
- E. Rockledge Drive Subdivision
- F. New Britain Avenue Subdivision
- G. 12 Pfister Drive

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner