

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, September 26, 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. Continued from September 11, 2007.
- 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. Continued from September 11, 2007.
- C. 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, shooting range PD Zone. Continued from September 11, 2007.

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

IV. MINUTES

September 11, 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 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. Continued from September 11, 2007.

VII. OLD BUSINESS

- A. 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. Public hearing closed September 11, 2007. Sixty five day decision period ends November 15, 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.

VIII. PETITIONS FOR SCHEDULING (TPZ October 10, 2007 and October 24, 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.
- 16 Pfister Drive

Bond Reductions

- Premier Building and Development – Rockledge Subdivision

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner