

NEWINGTON TOWN PLAN AND ZONING COMMISSION
NOTICE OF DECISION

At the October 25, 2006 Regular Meeting of the Newington Town Plan and Zoning Commission, the following actions were taken:

- 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.

APPROVED

- B. 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.

APPROVED

- C. 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. Public hearing closed. Sixty five day decision period ends December 1, 2006.

POSTPONED TO NOVEMBER 8, 2006

- D. 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. Public hearing closed. Sixty five day decision period ends December 1, 2006. **POSTPONED TO NOVEMBER 8, 2006**

- E. 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. Public hearing closed. Sixty five day decision period ends December 1, 2006.

POSTPONED TO NOVEMBER 8, 2006

- F. 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. Public hearing closed. Sixty five day decision period ends December 1, 2006.

POSTPONED TO NOVEMBER 8, 2006.

- G. 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. Sixty five day decision period ends December 1, 2006.

POSTPONED TO NOVEMBER 8, 2006.

- H. Petition 57-06 426 Hartford Avenue, Rosario & Maria Giarratana, owners, Alex Kosovski, 444 Bloomfield Avenue, Bloomfield, CT 06002 request for Special Permit Section 6.11 Auto Dealer Use, I Industrial Zone District. **DENIED**

- I. Petition 57A-06 – 426 Hartford Avenue, Rosario & Maria Giarratana owners, Alex Kosovski, 444 Bloomfield Avenue, Bloomfield, CT 06002 request for motor vehicle dealer Certificate of Location per Section 14-54 CT. General Statutes. **DENIED**

- J. 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. **APPROVED**

- K. Petition 64-06 4 Hartford Avenue, former Gulf Service Station, Newington Gas Distribution, LLC, 1125 East Main Street, Meriden, CT 06450 owner and applicant, represented by Kevin Curry, Newington Gas Distribution, LLC, 1125 East Main Street, Meriden, CT 06450 request for Site Plan approval, 2660 sq. ft. gas station/convenience store redevelopment use, B(Business Zone) and R-12 Zone District. **APPROVED**

Submitted

Edmund J. Meehan
Town Planner