

## NEWINGTON TOWN PLAN AND ZONING

**Notice of Public Hearings  
Wednesday, October 25, 2006  
Town Hall – 131 Cedar Street**

**7:00 P.M.  
Conference Room 3**

Notice is hereby given that the Newington Town Plan and Zoning Commission will hold a Public Hearing to consider the following:

- A. Petition 68-06 124 Beacon Street, Gregory and Maria Pastuszak, owners and applicants, 124 Beacon Street, Newington, CT 06111, request for Special Exception Section 6.13 Accessory Apartment, R-12 District.
- B. 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. Continued from October 11, 2006.
- C. 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. Continued from October 11, 2006.
- D. 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. Public hearing extension granted to October 25, 2006.
- E. 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.

- F. 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, 22<sup>nd</sup> 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 October 11, 2006. Extension granted to November 3, 2006.

At this Hearing, written communications pertinent to the proposed Petitions will be received and interested persons may appear and be heard. Copies of the proposed Petitions are on file in the Office of the Town Planner's office for public inspections.

Submitted

Edmund J. Meehan  
Town Planner

Legal Adv., The Herald October 14, 2006, and October 21, 2006