

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, January 12, 2011
Town Hall, Conference Room 3
131 Cedar Street, Newington, CT 06111
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 41-10 - 184 Fenn Road My Storage Space, Storage I (CT) LLC owner, Sign Pro Inc. 168 Stanley Street, New Britain, CT 06051, attention Kyle Niles applicant request for Special Exception Section 6.2.4 pylon business sign, I Zone District.
- B. Petition 1-11 – 102 Pane Road H & H Investments, Inc. owner Mill Pond Church 705 North Mountain Road, Newington, CT 06111, attention Senior Pastor Joel Rissinger applicant request for Special Exception Section 3.2.1 Place of Worship, PD Zone District.

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

IV. MINUTES

December 8, 2010 – Regular Meeting
December 8, 2010 – Annual Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

None

VII. OLD BUSINESS

- A. Petition 35-10 - 49 Fenn Road A Walk-In Medical Center, LLC applicant 365 Willard Avenue, Newington, Estate of Jeanette E. Koczera owner, contact Joseph Perugini, P.E. Weston and Sampson 273 Dividend Road Rocky Hill, CT request for Site Plan

approval 1,800 square foot medical office, I Zone. Decision extension granted to January 31, 2011.

- B. Petition 39-10 – 85 Market Square Roma Properties 75 Market Square Newington owner, Benjamin Petitpus applicant request for Special Exception Section 3.12.1 (A) and 3.11.1 place of recreation/health club, 1,010 square feet, B-TC Zone District. Public hearing closed December 8, 2010. Sixty-five day decision period ends February 11, 2011.
- C. Discussion of possible DRAFT Zone Amendments for consideration, continued from December 8, 2010 Regular Meeting.

<u>Section 1.1.8</u>	Purpose and Intent – Amend to references 2010-2020 POCD
<u>Section 5.1</u>	Non-Conforming Lots
<u>Section 5.3</u>	Content of Site Plan – Rock Faces and Bedrock Outcroppings
<u>Section 6.5</u>	Removal of Earth Products – Rock Faces and Bedrock Outcroppings
<u>Section 7.4.8</u>	Grading – Removal of Bedrock
<u>Section 7.4.15</u>	Cultural Features – add natural exposed bedrock and bedrock outcroppings

NEW

Section 6.2.4(D) Reader Board Signage
Section 9 Definitions: Sign Mechanical and Digital

- D. Public comments related to above possible zone amendments.

VIII. PETITIONS FOR SCHEDULING (TPZ January 26, 2011 and February 9, 2011)

- A. Petition 40-10 Newington Town Plan and Zoning Commission request for public hearing to consider Zone Regulation Amendments (Date to be set by Commission)
- (1) Section 3.15.4 Drive Through Restaurants permitted by Special Exception in the Business Berlin Turnpike (B-BT) and Planned Development District (PD).
 - (2) Section 6.2(E) Temporary Signs advertising sales events.
 - (3) Amendments to implement recommended 2020 Plan of Conservation and Development strategies:
 - Erosion control single lots.
 - Restrict development on slopes in excess of 15% gradient.
 - Increase landscape buffers adjacent to greenways and Town open space.

Referral to Capitol Region Council of Governments and Central Connecticut Regional Planning Agency for advisory comments completed.

IX. REMARKS BY COMMISSIONERS

X. STAFF REPORT

XI. PUBLIC PARTICIPATION

(For items not listed on agenda)

XII. CLOSING REMARKS BY CHAIRMAN

XIII. ADJOURNMENT

Submitted,

Edmund J. Meehan, Town Planner