

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, January 26, 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 02-11 – 3119 Berlin Turnpike Jo-Ann’s Plaza, Ceres Newington Associates, LLC 55 Watermill Lane Suite 100, Great Neck, NY 11021 owner, Benayad Enterprises 2, LLC applicant, contact Nordine Benayad 18 Victory Court, New Britain, CT 06051, request for restaurant use, 1,250 square feet, Section 3.19.1 Special Exception, 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

- A. Lowrey Place – U.S. Post Office Collection Boxes Location
- B. 2011 TPZ Representative to Capitol Region Council of Governments – Planning Commission

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 District. 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 February 9, 2011 and February 23, 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) Referral to Capitol Region Council of Governments and Central Connecticut Regional Planning Agency for advisory comments completed.
- (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.

B. Petition 03-11 - 308 Alumni Road Newington Business Park LLC One West Avenue Larchmont, NY 10538 owner Daniel Pizzoferrato 31 Birchlawn Terrace, Newington, CT 06111 applicant, request for Site Plan approved Section 5.3 for a 4,050 square foot building, I Zone District. Schedule for presentation February 9, 2011.

IX. REMARKS BY COMMISSIONERS

X. STAFF REPORT

A. Bus Shelters Advertising – CT Transit

XI. PUBLIC PARTICIPATION

(For items not listed on agenda)

XII. CLOSING REMARKS BY CHAIRMAN

XIII. ADJOURNMENT

Submitted,

Edmund J. Meehan, Town Planner