

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, October 12, 2011

Town Hall, Conference Room L101, Lower Level
**Enter at "Government Center" door near Dispatch Office*
131 Cedar Street, Newington, CT 06111
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 27-11 – Hayes Kaufman Newington Associates, LLC applicant, represented by Attorney Mark S. Shipman 20 Batterson Park Road, Farmington, CT 06032 request for Zoning Regulations amendment Section 3.11.7 to permit by Special Exception approval "Fueling Station." Continued from September 27, 2011.
- B. Petition 28-11 – 3573 Berlin Turnpike at corner of Rowley Street, known as Maguire Sports Bar, Brown Realty LLC owner, contact James Brown 59 Cove Road, Lyme, CT 06371. Request for Special Exception Section 3.19 and 3.15.4 restaurant use with drive through window service, PD Zone District.
- C. Petition 29-11 – 3573 Berlin Turnpike at corner of Rowley Street, known as Maguire Sports Bar, Brown Realty LLC owner, contact James Brown 59 Cove Road, Lyme, CT 06371. Request for Special Exception Section 3.19 restaurant use PD Zone District.

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

IV. MINUTES

September 27, 2011 - Regular Meeting

V. COMMUNICATIONS AND REPORTS

- A. 8-24 Referral Report – Street Acceptance Barkledge Drive and Sterling Drive.

VI. NEW BUSINESS

- A. Petition 30-11 - 3573 Berlin Turnpike at corner of Rowley Street, known as Maguire Sports Bar, Brown Realty LLC owner, contact James Brown 59 Cove Road, Lyme, CT

06371. Request for Site Plan Development, Section 5.3 for multiple building commercial plaza and waiver of front yard green space setback, Section 6.10.4 (B). Inland Wetlands Agency Report required.

VII. OLD BUSINESS

- A. Petition 12-11 – Toll Brothers, 53 Church Hill Road Newtown, CT 06460 applicant, Balf Company owner request approval for open space subdivision development, 71 lots single family homes, 73.7 acres for property north of Old Highway and west of Russell Road, Assessor’s Map Block Lot No. 11/329/000, R-20 Residential Zone District. Public Hearing Closed August 24, 2011. Sixty-five day decision period ends October 28, 2011. Continued from September 27, 2011. Inland Wetlands Report received.
- B. Petition 13-11 – Toll Brothers, 53 Church Hill Road Newtown, CT 06460 applicant, Balf Company owner request for Special Permit Section 6.8 Zoning Regulations for open space subdivision, 71 lots single family homes, 73.7 acres for property north of Old Highway and west of Russell Road, Assessor’s Map Block Lot No. 11/329/000, R-20 Residential Zone District. Public Hearing Closed August 24, 2011. Sixty-five day decision period ends October 28, 2011. Continued from September 27, 2011. Inland Wetlands Report received.

VIII. PETITIONS FOR SCHEDULING (TPZ October 26, 2011 and November 9, 2011)

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