

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, December 14, 2011

Town Hall, ***Conference Room L101, Lower Level***
**Enter at "Government Center" door near Dispatch Office*
131 Cedar Street, Newington, CT 06111
7:15 p.m.

AGENDA

I. ROLL CALL

II. PUBLIC HEARINGS

NONE

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

IV. MINUTES

November 21, 2011 - Regular Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 37-11 – 49 Hollow Tree Lane, Hollow Tree Lane, LLC owner, Steve Reilly 49 Hollow Tree Lane Newington, CT applicant, request for site plan modification to add seven (7) parking spaces in front of property, I Zone District.

VII. OLD BUSINESS

- A. Petition 32-11 – 256 New Britain Avenue, Bel-Air Manor, Dr. Robert Sbriglio owner, Bianca Signs, Inc. 99 Newington Avenue New Britain, CT 06051 applicant, request for Special Exception Section 6.2.4 Ground Sign B-Business Zone District. Public hearing closed November 21, 2011. Sixty-five day decision period ends January 25, 2012.
- B. Petition 33-11 – 2385 Berlin Turnpike Puerto Villarta Restaurant LLC owner and applicant, contact Juan Carlos Rodriguez, 2385 Berlin Turnpike Newington, CT 06111, request for site plan modification parking expansion and waiver landscape buffer, Berlin Turnpike Business Zone, B-BT District. Continued from November 21, 2011. Sixty-five day decision period ends December 30, 2011.

VIII. PETITIONS FOR SCHEDULING (TPZ January 11, 2012 and January 25, 2012)

- A. Petition 34-11 – Request for Zone Regulation amendment to add Section 3.15.8 Crematories regulated by Special Exception. Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square, Newington, CT 06111. Referral to Capitol Region Council of Governments required for inter-town advisory review. Schedule for public hearing January 11, 2012.
- B. Petition 35-11 – 151 Kitts Lane, Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square, Newington, CT 06111, request for Special Exception for crematorium use at 151 Kitts Lane, Berlin Turnpike Business Zone, B-BT District. Schedule for Public Hearing January 11, 2012.
- C. Petition 36-11 – 151 Kitts Lane, Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square, Newington, CT 06111, request for site plan modification for crematorium use, Berlin Turnpike Business Zone, B-BT District. Schedule for presentation January 11, 2012.
- D. Petition 38-11 – 3164 Berlin Turnpike Newington VF LLC c/o Vornado Realty Trust owner, Wal-Mart Real Estate Business Trust applicant represented by John W. Knuff, Esq. request for Amendment of Special Exception Petition 70-99 granted March 8, 2000, to redevelop Bassett Furniture for expansion of Wal-Mart Store. PD Zone District. Schedule for January 11, 2012.
- E. Petition 39-11 – 3164 Berlin Turnpike Newington VF LLC c/o Vornado Realty Trust owner, Wal-Mart Real Estate Business Trust applicant represented by John W. Knuff, Esq. request for Site Plan modification to demolish Bassett Furniture Store and add 27,221 square feet for the expansion of the south side of Wal-Mart Store. PD Zone District. Schedule for January 11, 2012.

IX. REMARKS BY COMMISSIONERS

X. STAFF REPORT

- A. Bond Release – Occhialini Court

XI. PUBLIC PARTICIPATION

(For items not listed on agenda)

XII. CLOSING REMARKS BY CHAIRMAN

XIII. ADJOURNMENT

Submitted,

Edmund J. Meehan, Town Planner