

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, December 8, 2010  
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 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.

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

### IV. MINUTES

November 22, 2010 – Regular Meeting

### V. COMMUNICATIONS AND REPORTS

### VI. NEW 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. Continued from November 22, 2010. Sixty-five (65) day decision period ends January 26, 2011.

### VII. OLD BUSINESS

- A. Petition 36-10 – 375 East Cedar Street Healthtrax, MPT of Newington LLC owner, Lauretano Sign Group, attention Robert Kuszpa, 1 Tremco Drive Terryville, CT 06798 applicant, request for Special Exception Section 6.2.4 pylon sign, B-BT Berlin

Business Turnpike District. Public Hearing closed November 22, 2010. Sixty-five (65) day decision period ends January 26, 2011.

- B. Petition 37-10 – 55 East Cedar Street Wayne Francis owner, Sisters of Mercy of America applicant, represented by Wayne Francis, P.O. Box 4572, Hartford, CT 06147 request for Special Exception Section 6.2.4 ground sign, B-TC Business Town Center Zone District. Public Hearing closed November 22, 2010. Sixty-five (65) day decision period ends January 26, 2011.
- C. Petition 38-10 – 1616 Willard Avenue Stonehedge Landscaping Co., Inc. applicant attention Mr. Donald Woods, Jr. SLCO Properties, LLC owner, request for Special Exception Section 6.2.4 ground sign, PD Planned Development District. Public Hearing closed November 22, 2010. Sixty-five (65) day decision period ends January 26, 2011.
- D. A. Discussion of possible Zone Amendments for consideration, continued from November 22, 2010 Regular Meeting.

<u>Section 1</u>	Purpose and Intent
<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

B. Public comments related to above possible zone amendments.

### **VIII. PETITIONS FOR SCHEDULING** (TPZ January 12, 2011 and January 26, 2011)

- A. Petition 40-10 Newington Town Plan and Zoning Commission request for public hearing to consider Zone Regulation Amendments:
- (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.

Schedule for Public Hearing January 12, 2011. Referral to Capitol Region Council of Governments and Central Connecticut Regional Planning Agency for advisory comments.

**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