

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, February 9, 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 40-10 – Newington Town Plan and Zoning Commission as applicant proposes amendments to the Zoning Regulations for the following:

Amendments to implement strategies recommended in the 2020 Plan of Conservation and Development.

- (1) Section 1.1.8 Purpose and Intent – Amend to references 2010-2020 POCD
- (2) Section 3.7.1(C) Density – protection of slopes in excess of fifteen (15%) percent gradient.
- (3) Section 5.3.4 Content of Site Plan – Rock Faces and Bedrock Outcroppings
- (4) Section 6.4.3 Removal of Earth Products – Rock Faces and Bedrock Outcroppings
- (5) Section 6.10.5 Buffers adjacent to Town owned open space.
- (6) Section 7.2.1 Plot plan design measures to control soil erosion.
- (7) Section 7.4.7 Elevations, Grades, Contours to use North American Vertical Datum NAVD88.
- (8) Section 7.4.8 Grading – Rock removal limitations.
- (9) Section 7.4.15 Cultural Features identification of exposed bedrock.

B. Petition 04-11 – 2175 Berlin Turnpike JHS LLC owner Mill Pond Church, Inc. 705 North Mountain Road Newington, CT 06111 Senior Pastor Joel Rissinger applicant, request for Special Exception Section 3.2.1 Place of Worship, B-BT Business Berlin Turnpike Zone District.

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

#### IV. MINUTES

January 26, 2011 – Regular Meeting

#### V. COMMUNICATIONS AND REPORTS

NONE

#### VI. NEW BUSINESS

A. 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.

#### VII. OLD BUSINESS

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. Public Hearing closed January 26, 2011, sixty-five day decision period ends April 1, 2011.

B. Petition 02-11 – 3117 Berlin Turnpike Jo-Ann 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. Public Hearing closed January 26, 2011, sixty-five day decision period ends April 1, 2011.

C. Discussion of possible DRAFT Zone Amendments for consideration, continued from January 26, 2011 Regular Meeting.

1. Section 3.15.4 Drive Through Restaurant, to permit by Special Exception in the Business Berlin Turnpike Zone (B-BT) and Planned Development Zone (PD).
2. Section 5.1.5 Non-conforming Building or Structure Reconstruction, delete prohibition of non-conforming replacement when alteration is less than 50 percent of fair market value.
3. Section 6.2(E) Temporary Signs, increase days for special advertising sale events.
4. Section 6.2.4(D) Reader Board Signage
5. Section 9 Definitions: Sign, Mechanical and Digital

D. Public comments related to above possible zone amendments.

#### VIII. PETITIONS FOR SCHEDULING (TPZ February 23, 2011 and March 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