

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Regular Meeting

March 14, 2012

Due to a malfunction of the recording equipment,
this is an abbreviated version of the meeting minutes.

Vice-Chairman Camerota called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:00 p.m. in Conference Room L101 at the Newington Town Hall, 131 Cedar Street, Newington, Connecticut.

I. ROLL CALL

Commissioners Present

Commissioner Anest
Commissioner Camerota
Commissioner Hall
Commissioner Lenares
Commissioner Sobieski
Commissioner Woods
Commissioner Aieta
Commissioner Camillo (7:20 p.m.)

Commissioners Absent

Chairman Pruett

Staff Present

Glenn Chalder, Consulting Town Planner, Planimetrics
Chris Greenlaw, Town Engineer

Commissioner Aieta was seated for Chairman Pruett

II. PUBLIC HEARINGS

None scheduled

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

Rose Lyons commented that the use of the audio equipment to enable the audience to hear the Commissioners was appreciated.

IV. MINUTES

February 8, 2012 – Regular Meeting

Commissioner Aieta moved to accept the minutes of the February 8, 2012 meeting. The motion was seconded by Commissioner Anest.

Glenn Chalder noted that on page 3, just for future reference, effuse should be EFS and DRYVIT should be all capitals, spelled D-R-Y-V-I-T.

The vote was unanimously in favor of the motion, with seven voting YES.

V. COMMUNICATIONS AND REPORTS

None

VI. NEW BUSINESS

- A. Discussion of food trailer – limited seasonal use for skating rink at 300 Alumni Road parking lot.

Steve Ciesones of Colchester Ct, proprietor of the food trolley located at the Connecticut Skating Center reapplied for permission to again sell food during the summer months from this outdoor location. The trailer will be located this year in a parking space, not the grassy area as proposed last year, and will not be located near any fire lanes. The trolley will be in operation from about May to September, weather permitting and the hours will be approximately 9:00 a.m. to 4:00 p.m. Mr. Ciesones reported that the trolley was well received last year by the participants at the skating rink and some of the employees from the VA Hospital.

The Commission remarked that there had been no negative comments about this operation last year and as long as they complied with the licensing requirements from the Health District the Commission was in agreement that this use should be continued. The item was moved to Old Business for further discussion and vote.

VII. OLD BUSINESS

- A. Newington Town Plan and Zoning Commission discussion of Zone Regulation Amendments
1. Add Section 3.15.8 to allow automotive uses by Special Exception
 - a. in the business Berlin Turnpike Zone (B_BT and
 - b. by extension, in the Planned Development District (PD).
 2. Amend Section 6.11 Sale, Rental, Service or Storage of Motor Vehicles.

Referral to Capitol Region Council of Governments and Central Connecticut Regional Planning Agency for advisory comments initiated.

The Commission discussed the regulation language reflecting their February discussion. Commissioner Hall suggested the text in Section 6.11 should be Special "Exception" rather than Special "Permit."

Commissioner Aieta stated that he felt that the setback to residential zones and other uses should be one hundred feet. There was some discussion of how this should be measured.

Commissioner Lenares indicated that the regulations should be changed to allow auto-related uses in other areas of Newington.

Commissioner Sobieski stated that no vehicle display or storage should occur anywhere in front of such businesses. This tended to be a continuing issue, particularly on weekends. Enforcement will be very important for this, other Commissioners agreed.

Mr. Chalder suggested that Section 6.11.3 and 6.11.5 could be reworded to clearly state how the Commission felt the setbacks should be measured.

There was some discussion of whether existing uses might be made non-conforming by some of the regulation changes.

The Commission asked staff to:

- Update the language to reflect the discussion this evening
- Prepare a GIS map illustrating the regulation concepts.

B. Public comment on possible zone amendment.

Attorney John Knopf indicated that he was concerned about Section 6.11.3 and Section 6.11.6 and would prefer that the TPZ have the ability to grant some flexibility here.

The Commission tabled this item for further discussion at the April 11th meeting.

Food Trailer **300 Alumni Road**

Commissioner Aieta moved that the food trailer at 300 Alumni Road, Connecticut Skating Center be approved for operation for a period of two years, May 2012 through September, 2013, contingent upon the inspection by the Central Connecticut Health Department. The trolley cannot be located in the fire lanes or travel lanes.

The motion was seconded by Commissioner Anest. The vote was unanimously in favor of the motion, with seven voting YES.

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

- A. Petition 01-12 – 262 Brockett Street, Gianni DiDomenico, Sculptures Salon, 262 Brockett Street, Newington, CT 06111 applicant, JCF Holding Company LLC, 17 Farmington Avenue, Plainville, CT 06062 owner, Request for Special Exception Section 3.2.6 school for Cosmetology Training, B-BT Berlin Turnpike Business Zone District.

Two applications were received after the agenda was mailed; the Shriners, applying for a permit for a carnival in June at their building on the Berlin Turnpike, and from Brown Realty looking for a change in the site plan for property at 3575 Berlin Turnpike to add another restaurant.

All three applications were scheduled for April 11, 2012

IX. REMARKS BY COMMISSIONERS

Commissioner Anest requested information on the Victory Gardens project slated to begin at the Veterans Hospital and the renovation of the Nurses Quarters there. Public interest seems to be high, and there has been little if any information on the project and the sequence of construction. She also requested information on the reconstruction of the Cedar Street bridge and the Marconi Building on the Berlin Turnpike.

Commissioner Aieta also mentioned the Marconi Building, inquiring whether the reconstruction of the building conformed to the original footprint of the building and whether the entire project had been reviewed by Town Staff.

He also reported that the fence around some of the land at L.A. Fitness had been removed and the construction equipment that had been there removed. Portions of the land have now been paved, and L.A. Fitness seems to be using all of the paved area for their parking. This is land that would be parking for the new retail pad site should it ever be constructed, and Commissioner Aieta felt that information should be obtained indicating what portions of land L.A. Fitness was and would be using for parking.

X. STAFF REPORT

None.

XI. PUBLIC PARTICIPATION
(For items not listed on agenda)

Rose Lyons of 46 Elton Drive indicated that she had been looking for the reports from the Zoning Enforcement Officer on line and was unable to locate them. She stated that these reports used to be published monthly and then quarterly to the Commission and the public but she had not seen one recently. She said also that she still has not received any communication about an infraction that she had reported about fourteen months ago, and still had not been resolved. She understood that it had been referred to the Town Attorney, and there had been a change in that office, but felt adequate time had passed and there should have been a resolution.

On the same note, Commission Anest questioned if the Zoning Enforcement Officer was still working on occasional Saturday's and/or Sunday to check particularly the Berlin Turnpike for those offenders who take advantage of the fact that the Zoning Officer normally does not work on those days.

Maidie Kinney of 53 Crestview Drive expressed concern about the busway and the land surrounding it. She urged the Commission to pay particular attention to the land that the State might target for high density housing, and questioned if the Town could do anything to avoid that, or if the State was not responsible to the town because they owned the land.

XII. CLOSING REMARKS BY CHAIRMAN

Vice-Chairman Camerota thanked both Glenn Chalder and Chris Greenlaw for their input for the meeting and their assistance to the Commission.

She indicated to the Commission that the meeting scheduled for March 25, 2012 has been cancelled and the next scheduled meeting is April 11, 2012.

XIII. ADJOURNMENT

Commissioner Aieta moved to adjourn the meeting, seconded by Commissioner Anest. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Norine Addis,
Recording Secretary