

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, April 27, 2011
Town Hall, Town Council Chambers
131 Cedar Street, Newington, CT 06111
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

A. Petition 11-11 – 1076 Main Street Finn Bque’s Restaurant, applicant contact Francis DelMastro 1076 Main Street Newington, CT Town of Newington property owner, request for Special Exception Section 3.2.8 Special Events, 1st Thursdays of each month May to October 2011, within the municipal parking lot “Constitution Square, abutting the back of 1076 Main Street, an area of approximately 16,800 square feet.”

B. Petition 14-11 – Newington Town Plan and Zoning Commission, applicant 131 Cedar Street, Newington Connecticut request for zone regulation amendments Section 6.2.1(E) digital time and temperature, and fuel product display signs and Section 9 Definition: Sign, Mechanical and Digital.

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

IV. MINUTES

April 13, 2011 – Regular Meeting

V. COMMUNICATIONS AND REPORTS

A. 8-24 Referral Easement to CL&P for electrical service Mill Street Extension, New Samaritan Elderly Housing Project.

VI. NEW BUSINESS

A. Petition 15-11 – 150 Kitts Lane, Joey Garlic’s Restaurant, Yale Realty Services Corporation owner, Michael Berzrudczk, 505 Asylum Avenue #404, Hartford, CT 06105 contact, Anthony Sullo 150 Kitts Lane Newington, CT 06111 request for site

plan modification 140 square foot customer take out area and 420 square foot (30 seats) seasonal outside dining area.

VII. OLD BUSINESS

A. Possible Zone Regulation Amendments for Discussion and Drafting

VIII. PETITIONS FOR SCHEDULING (TPZ May 11, 2011 and May 25, 2011)

- A. Petition 09-11 – Toll Brothers, Inc. 53 Church Hill Road Newtown, CT 06460 applicant, Marcap LLC owner, request Zone Map Amendment from CD (Commercial Development District) to R-12 (Residential Use District) for a 28.5 acre parcel adjacent to East Cedar Street Assessor Map 11-335.00A. Public Hearing set for May 25, 2011.
- B. 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 set for May 25, 2011.
- C. 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 set for May 25, 2011.
- D. Petition 10-11 – 151 Rockwell Road Curley Properties LLC owner and applicant, request site plan modification to add 9,375 square feet for warehouse space use, contact Alan Bongiovanni BGI Land Surveyors 170 Pane Road Newington, PD Zone District. (Note: Review and Approval by Newington Development Commission required) Schedule for May 11, 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