

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

**TUESDAY, April 7, 2009**

**Conference Room 3**

**TOWN HALL**

**7:00 p.m.**

## **A G E N D A**

### **I. ROLL CALL**

### **II. PUBLIC HEARINGS**

- A. Petition 06-09 – Assessor Map 11-335, 00A, East Cedar Street (North Side), 29 acre vacant parcel approximately 730' west of the intersection of East Cedar and Russell Road, Marcap Co., LLC, owner, Toll Brothers, Inc., 53 Church Hill Road, Newtown, CT 06460, applicant, request for zone map amendment CD Commercial Development District to R-12, Residential District. Continued from March 25, 2009.
- B. Petition 07-09 – 2368 Berlin Turnpike, Richard Rizzo, 390 North Main Street, Wallingford, CT 06492 applicant, Newell A. & Clifford F. Stamm, owners, request for Special Exception Section 6.4.2 Pylon Sign, B-BT Zone District.

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

### **IV. MINUTES**

March 25, 2009 – Regular Meeting

### **V. COMMUNICATIONS AND REPORTS**

- A. 8-24 Referral – 2009-2010 Comprehensive Road Plan – Report to Council

### **VI. NEW BUSINESS**

- A. Petition 08-09 – Assessor Map SW 1865, .93 acre vacant parcel located between 115 and 173 Pane Road, NB Realty Group, LLC, owner, Quality Custom Construction, 160 Jerome Avenue, Burlington, CT 06013, applicant, request for Site Plan approval Section 5.3, 4,500 sq. ft. light industrial use building, PD Zone District.

### **VII. OLD BUSINESS**

- A. Petition 03-09 – Proposed Zone Regulation amendment, Section 3.2.1 churches and places of worship, permitted in all zone districts by Special Exception. Request to add the following: *Places of worship when permitted by special exception be allowed to have residential quarters (for a family). Area of such quarters not to exceed 2000 sq. ft. All such uses must be included within a building or accessory to the permitted principal use*, Nikhil Vyas, PE, VB Tech Corporation, 2049 Silas Deane Highway, Suite 1E, Rocky Hill, CT 06067, applicant. Hearing closed March 11, 2009; Sixty five day decision period ends May 15, 2009.

- B. Hunter Development Company, LLC – Shoppes at East Cedar Street, request for amendments to joint motion and stipulation for approval of Settlement Agreement, May 14, 2007, Michael Friesbie, P.O. Box 366, East Long Meadow, MA 01028.

**VIII. PETITIONS FOR SCHEDULING** (TPZ April 22, 2009 and May 13, 2009)

**IX. PUBLIC PARTICIPATION**  
(For items not listed on agenda)

**X. REMARKS BY COMMISSIONERS**

- A. Plan of Conservation and Development.

**XI. STAFF REPORT**

**XII. ADJOURNMENT**

Submitted

Edmund J. Meehan, Town Planner