

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, May 11, 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 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. Continued from April 27, 2011.

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

IV. MINUTES

April 27, 2011 – Regular Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

A. 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)

- B. Petition 17-11 – 2095 Berlin Turnpike Fat & Happy Restaurant, Callahan Realty LLC owner, Mario Cournoyer 2095 Berlin Turnpike applicant, request for Site Plan Modification outside seasonal patio, B-BT Zone District.

VII. OLD BUSINESS

- A. Possible Zone Regulation Amendments for Discussion and Drafting

VIII. PETITIONS FOR SCHEDULING (TPZ May 25, 2011 and June 8, 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 16-11 – 2553 Berlin Turnpike, Holiday Inn Express site, Newington Hotel Partners, LLC owner, Arnco Sign Company Inc. 1133 Broad Street Wallingford, CT 06492, attention Marc Cohen request for Special Exception Section 6.2.4 pylon sign, B-BT Zone District. Schedule for Public Hearing June 22, 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