

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, June 23, 2010
Conference Room 3
Newington Town Hall
131 Cedar Street, Newington, CT 06111
7:00 p.m.

AGENDA

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 13-10 – Zoning Regulations Amendment, Section 3.11 Special Exception Permitted in B Business Zone and Section 3.19 Special Exceptions Permitted in PD Planned Development zones to permit “auto related uses such as, sale, service, rental and repair of motor vehicles by Special Exception subject to compliance with Section 6.11 of these regulations” Wex-Tuck Realty, LLC applicant represented by Attorney Vincent F. Sabatini, 1 Market Square, Newington, CT 06111. Referral to Capital Region Council of Government and Central Connecticut Regional Planning Agency, required.
- B. Petition 14-10 – Assessor Parcel 16-647 adjacent to 1268 Main Street (south side), Reno Properties, LLC, 170 Pane Road, Newington, CT 06111 applicant, project contact Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, Harris A. Friedberg owner, request for Zone Map Amendment R-12 to B-TC Business Town Center.
- C. Petition 24-10 – 2231 Berlin Turnpike, McBride Properties owner, Kyle Niles Sign Pro Inc. 1685 Stanley Street New Britain, CT applicant request for Special Exception Section 6.2.4 ground sign, B-BT District.
- D. Petition 25-10 – 2525 Berlin Turnpike Doogie’s Restaurant, Meriden Humane Society 540 Oregon Road, Meriden, CT 06451-3727 applicant, represented by Rock Aronheim P.O. Box 778, Pine Bush, NY 12566 request for Special Exception Section 3.2.8, Charitable Event B-BT, Berlin Business Turnpike District.

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

IV. MINUTES

June 9, 2010 – Regular Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 15-10 - Assessor Parcel 16-647 adjacent to 1268 Main Street (south side), Reno Properties, LLC, 170 Pane Road, Newington, CT 06111 applicant, project contact Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, Harris A. Friedberg owner, request for Site Development approval Section 5.3 for construction of 2,500 sq. ft. bank.

VII. OLD BUSINESS

- A. Petition 28-09 – 580 Church Street, Three Angels Seventh Day Adventist Church. Special Exception amendment, Stipulation for Judgment, May 13, 2010, approved by New Britain Superior Court, May 27, 2010.

VIII. PETITIONS FOR SCHEDULING (TPZ July 14, 2010 and July 28, 2010)

- A. Petition 18-10 199 Deming Street, golf driving range property Sphinx Shriners AAONMS 3066 Berlin Turnpike, Newington owners, Alan Bongiovanni 170 Pane Road Newington, CT applicant request for re-subdivision, PD Zone District. Schedule for July 14, 2010.
- B. Petition 19-10 – 199 Deming Street, golf driving range property Sphinx Shriners AAONMS 3066 Berlin Turnpike, Newington owners, Alan Bongiovanni 170 Pane Road Newington, CT applicant request for Special Exception Section 3.19.2 Residential Use, 60 units PD Zone District. Schedule for July 14, 2010.
- C. Petition 20-10 - 199 Deming Street, golf driving range property Sphinx Shriners AAONMS 3066 Berlin Turnpike, Newington owners, Alan Bongiovanni 170 Pane Road Newington, CT applicant request for site plan approval residential development, 60 units, PD zone District. Inland Wetlands Agency Report Required. Schedule for July 14, 2010.
- D. Petition 26-10 – 158 Brookside Road Dawn and Daniel Butler 158 Brookside Road, Newington, CT 06111 applicant, Daniel Butler owner request for Special Exception, Section 6.13 Accessory Apartment, R-12 Zone District. Schedule for July 14, 2010.
- E. Petition 27-10 – 44 Fenn Road, Stop and Shop Plaza, Hayes Kaufman Newington Associates, LLC applicant and owners, contact Richard P. Hayes, Jr. 1481 Pleasant Valley Road, Manchester, CT 06042 request for Special Exception, Section 6.2.4 replace existing pylon sign, PD Zone District. Schedule for July 14, 2010.

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

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

- A. Bond Request Releases
Big Sky Fitness Center, 58 Commerce Court
Cody Plaza, 2551 Berlin Turnpike

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner