

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, July 13, 2011  
Town Hall, *Town Council Chambers*  
131 Cedar Street, Newington, CT 06111  
7:00 p.m.

## AGENDA

### I. ROLL CALL

### II. PUBLIC HEARINGS

- A. 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.
- B. Petition 18-11 – 18 Cedar Street Hayes Properties LLC owner, Newington Center Spirit Shop LLC applicant, contact Richard P. Hayes, Jr. 1481 Pleasant Valley Road Manchester, CT request for Special Permit Section 6.6 Liquor sale and waiver of separation from church Section 6.6.3, B-TC Zone District.
- C. 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. Continued from June 22, 2011.
- D. 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. Continued from June 22, 2011.

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

### IV. MINUTES

June 22, 2011 - Regular Meeting

### V. COMMUNICATIONS AND REPORTS

**VI. NEW BUSINESS**

None

**VII. OLD BUSINESS**

- 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 closed June 22, 2011. Sixty-five day appeal period ends August 26, 2011.

**VIII. PETITIONS FOR SCHEDULING** (TPZ July 27, 2011 and August 10, 2011)

- A. Petition 22-11 – 2451 Berlin Turnpike, Kaye Properties LLC owner, Plaza Wine & Liquor DBA Shivam Enterprises, attention Falgun Bhatt 85 East Robbins Avenue Newington, CT 06111 applicant, request for Special Permit Section 6.6 Liquor Sales, B-BT Zone District. Schedule for July 27, 2011.
- B. Petition 23-11 – 388 Stamm Road, Rizzo Albert, Jr. Family LP owner, Artex Signs 27 Britton Drive Bloomfield, CT 06002 applicant, attention Anita Gold, request for Special Exception Ground Sign Section 6.2.4. Schedule for public hearing August 10, 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