

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, July 14, 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 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.
- C. 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.
- D. 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.

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

IV. MINUTES

June 23, 2010 – Regular Meeting

V. COMMUNICATIONS AND REPORTS

- A. 8-24 Referral – State of Connecticut proposed acquisition of 5,479 square foot area of Town-owned 690 Cedar Street, former National Welding property.
- B. 8-24 Referral – MDC sanitary sewer easement abandonment and grant of relocated easement for New Meadow Phase II.
- C. 8-24 Referral – MDC water main easement Mill Street Extension for New Meadow Phase II.

VI. NEW BUSINESS

- A. 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.

VII. OLD BUSINESS

- A. 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. Public hearing closed June 23, 2010, sixty-five day decision period ends August 27, 2010.
- B. 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. Sixty-five day decision period ends August 27, 2010.
- C. 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. Public hearing closed June 23, 2010, sixty-five day decision period ends August 27, 2010.

VIII. PETITIONS FOR SCHEDULING (TPZ July 28, 2010 and August 11, 2010)

- A. 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 28, 2010.

- B. Petition 28-10 – 72 Pane Road Winners Chapel International, 50 High Street New Britain, CT 06051 applicant, John Melonopoulos c/o Rockland Trust, P.O. Box 427 Rockland, MD 02370 owner, request for Special Exception Section 3.2.1 Place of Worship PD Zone District. Schedule for August 11, 2010.
- C. Petition 29-10 - Metropolitan District Commission 50 Murphy Road, Hartford, CT owner and applicant, Mr. Carlos Cruz Interim Manager Maintenance/Solid Waste, request for Special Exception Section 3.2.2 Public Utility Installation for emergency generator systems at: Carr Avenue, Eagle Drive, Eighth Street, Old Farms Drive, Vexation Hill and Windmill Lane pump stations. Schedule for public hearing August 11, 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