NEWINGTON TOWN PLAN AND ZONING COMMISSION

June 26, 2019

Regular Meeting

Chairman Frank Aieta called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:00 p.m. in the Conference Room L101 in the Newington Town Hall, 131 Cedar Street, Newington, Connecticut.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND SEATING OF ALTERNATES

Commissioners Present

Chairman Frank Aieta
Commissioner Michael Camillo
Commissioner Michael Fox
Commissioner Stanley Sobieski

Commissioners Absent

Commissioner Anthony Claffey
Commissioner Domenic Pane
Commissioner Stephen Woods
Commissioner John Bottalico-A
Commissioner Hyman Braverman-A
Commissioner Giangrave-A

Staff Present

Craig Minor, Town Planner

Chairman Aieta: We have a quorum, four members, so we can proceed with the meeting.

III. APPROVAL OF AGENDA

Craig Minor: No changes.

IV. PUBLIC PARTICIPATION (For items not listed on the Agenda; Speakers limited to two minutes.)

None

V. REMARKS BY COMMISSIONERS

None

VI. EXECUTIVE SESSION – Pending Litigation

A. Amy Barube V. Town Plan and Zoning Commission of the Town of Newington

Commissioner Sobieski moved to enter into Executive Session at 7:04 p.m. The motion was seconded by Commissioner Fox.
Present at the Executive Session were Town Attorney Ben Ancona, Chairman Frank Aieta, Commissioner Michael Fox, Commissioner Stanley Sobieski, Commissioner Michael Camillo, Town Planner Craig Minor.

The Commission concluded the Executive Session at 7:10 and on the motion of Commissioner Sobieski returned to regular business.

VII. APPROVAL OF MINUTES

Commissioner Sobieski: Mr. Chairman, I have one correction. On page 6, it says, Commissioner Sobieski: Let’s assume that I own a business and I’m non-conforming, and if I want to see, it should be sell.

Commissioner Sobieski moved to accept the minutes of June 12, 2019 with the correction. The motion was seconded by Commissioner Fox. The vote was unanimously in favor of the motion, with four voting YEA.

VIII. NEW BUSINESS

A. Petition 18-19: Site Plan Modification at 80 Fenn Road, 80 Fenn Road LLC, Owner, Montana Nights, Applicant, Merle McKenzie, 80 Fenn Road, Newington CT, Contact.

Chairman Aieta: Is this ready?

Craig Minor: No, same situation as last time.

Chairman Aieta: At some point we are going to take this off of the agenda.

Craig Minor: At this point you could take it off the agenda until it’s ready to be heard. We can put it back on when he is ready.

Chairman Aieta: Okay, because it sounds like to me that the engineering problems are insurmountable.

Craig Minor: They hired a different engineer to do the actual storm water management and analysis but they had the original engineer prepare the plans. So now the original engineer needs to coordinate with the engineer who did the design, so it might be even longer to get it finished. Yes, Mr. Chairman, I won’t put it back on until it’s ready to go.

Commissioner Sobieski: Is here a time frame on this?

Craig Minor: Yes, by statute you need to act on it within 65 days, and we’re at 65 days, but I spoke to the applicant and he has granted an extension. Of course he would because otherwise we would just deny it without prejudice, so he has given permission to continue it.

B. TPZ Discussion of Window Signs

Michael Fox: Without Anthony here I think, I say leave it alone.

Chairman Aieta: We could take this off the agenda too, I don’t think any of the Commissioners have any idea of taking this on, unless you want to have the Planner put
together a, something formal for the regulations that the Zoning Enforcement Officer can enforce.

Michael Fox: I think we would be looking at an impossible situation.

Craig Minor: I’d be happy to do what you want, but I’d be happy to not do it if you don’t want.

Chairman Aieta: Let’s table it and we’ll bring it up one more time for people to weigh in.

C. Plan of Conservation and Development Update

Craig Minor: Nothing to report, Glenn is starting to meet, making arrangements to meet with Department heads and some of the other boards and commissions but nothing substantial to report.

D. Newington Ridge Preserve Update

Craig Minor: The Newington Ridge Preserve residents asked that this not be on the agenda any more because every time it is on the agenda they think that something is happening, and I told them no, it’s just on there because the Commission wanted it to be, but it can come off the agenda unless there is something happening that the Commission needs to know about. I’ll report to you what has been happening.

IX. OLD BUSINESS

A. Approval of Stipulated Judgment Re: Amy Berube V. Town Plan and Zoning Commission of the Town of Newington.

Chairman Aieta: Can I have a motion for Item A.

Commissioner Sobieski: Make a motion for Item A.

Craig Minor: To do what?

Commissioner Sobieski: To approve the stipulated judgment.

Commissioner Fox: Second.

The vote was unanimously in favor of the motion, with four voting YEA.

B. Petition 14-19: Zoning Text Amendment (Section 3.11.3 Section 3.17.8 and Section 6.11) Regarding Motor Vehicle Service Uses. Town Plan and Zoning Commission, Applicant.

Chairman Aieta: Do you want to table this until the next time when we have more Commission member here?

Commission: Yes.

X. TOWN PLANNER REPORT

None
XI. COMMUNICATIONS

Commissioner Sobieski: I just sent the last thing out from CRCOG. I think everybody got it. It comes out once a week.

XII. PUBLIC PARTICIPATION (For items not listed on the Agenda; speakers limited to two minutes.)

None

XIII. REMARKS BY COMMISSIONERS

None

XIV. CLOSING REMARKS BY THE CHAIRMAN

None

XV. ADJOURN

Commissioner Sobieski moved to adjourn the meeting. The motion was seconded by Commissioner Fox. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Nonne Addis,
Recording Secretary