NEWINGTON TOWN PLAN AND ZONING COMMISSION

September 25, 2019

Regular Meeting

Vice-Chairman Michael Camillo 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

Vice-Chairman Camillo: Two weeks ago we lost Frank Aieta. He was a very important part of our town, and he will be missed. I'd like to have a moment of silence.

II. ROLL CALL AND SEATING OF ALTERNATES

Commissioners Present

Vice-Chairman Michael Camillo
Commissioner Michael Fox
Commissioner Domenic Pane
Commissioner Stanley Sobieski
Commissioner Stephen Woods
Commissioner John Bottalico-A
Commissioner Hyman Braverman-A

Commissioners Absent

Commissioner Anthony Claffey
Commissioner Giangrave-A

Staff Present

Craig Minor, Town Planner

Commissioner Braverman was seated for Commissioner Claffey and Commissioner Bottalico was seated for the vacant position.

III. APPROVAL OF AGENDA

Craig Minor: A couple of items to remove, both Public Hearing items, Items 6A and 6B, the applicants have asked that they be taken off the agenda, they are not ready to go forward with a public hearing yet. Under New Business, Item A, which is the site plan, is still being worked on by the applicant, so that they have asked to withdraw that and the same thing for Petition 30-19, the site plan at 135 Fenn Road, they are still waiting to review comments from the Town Engineer. So we are removing New Business items A and B.

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

Rose Lyons, 46 Elton Drive: That was one of the questions that I was going to ask about your work sessions, whether or not you have to seat alternates when the board members are not here. You answered my question. I was at the meeting regarding the new plans and I, at that one I voiced concerns about no handouts or power point, we have no TV here, and we can't follow what is going on, we're just, you're reading, but we may be reading something
else if we were able to see it. I’m hearing that it is going to be on the town web site, at some point in time, so that is a good thing. The open space and the trails, there is a pamphlet in the Town Clerk’s office that shows the various trails around town and I myself have gone to Parks and Rec on several occasions asking that the trails be maintained. One of the trails mentioned was by St. Mary’s, which really actually was a safe way to school, to New Meadow School, and when I asked that that area be maintained because it was also a bike trail, the solution to that ten years ago was to take the bike trail sign down, so they didn’t have to worry about it. Commissioner Woods knows of my passion for that area, and because I keep going and I keep pounding on them to please clean it up, it gets cleaned up. Before we start looking at new areas to develop, I would hope that you would look at the ones that are there and maintain them because Parks and Rec as far as I’m concerned has a lot on their plate right now, the Bob Stanley Trail, people complain constantly about it, and yet, you can just do so much, and I get it, but let’s not make new areas if we can’t maintain the old ones.

To both political parties, I see the signs are going up, which I get it, it’s that time of the year, but when I see one big sign and ten other little signs in a residential area, I think that is a little bit of overkill. I wish the town and some of the other organizations in town, Board of Ed, Police Department, whatever, would follow the sign rules that you have for the businesses in town.

I hope to be here for the other meetings, I don’t know if there is a regular schedule of when Glenn will be here to make the presentations but I think it is something important and I know it’s a bad time for people who have kids and things like that, but I’m hoping that on TV, since they are recording it, so that people can see what is being said. So that when the public hearings do come, that they will have some information and some feedback for you.

Commissioner Bottalico, so nice to see you. Haven’t seen you in quite a while. I was just looking at a piece of turf field that you gave me the other day and thinking... I still have that Thank you very much. One last thing, to all of you who were friends of Frank, there were times that I did not agree with what he was saying, or what was happening, but I always had a lot of respect for him, and to his family, his friends, my deepest sympathy.

Vice-Chairman Camillo: Thank you. Anyone else?

V. REMARKS BY COMMISSIONERS

None

VI. PUBLIC HEARING:

A. Petition 25-19: Special Permit (Section 3.2.1: Daycare) at 55 Faith Road, Newington Interfaith Housing Corporation, Owner/Applicant, Robert Small, 85B Faith Road, Newington CT, Contact. Continued from August 28, 2019.

    Postponed

B. Petition 32-19: Zone Change from R-12 to B-TC at 944 Main Street and 15 Ellsworth Street, Jeffrey Hedberg, Jerilyn Nagel and Veronica Charamut, Owners, Andrzej Golka, 76 Johnson Road, Marlborough CT, Applicant/Contact

    Postponed
VII.  APPROVAL OF MINUTES

Commissioner Sobieski moved to approve the minutes of the previous meetings. The motion was seconded by Commissioner Fox. The vote was unanimously in favor of the motion, with seven voting YEA.

VIII.  NEW BUSINESS

Craig Minor: The first two items have been withdrawn, so that takes us to Item C, Petition 33-19, Sec. 8-24 Referral of Proposed Realignment of Mazzoccoli Way.

A.  Petition 26-19: Site Plan Approval at 55 Faith Road, Newington Interfaith Housing Corporation, Owner/Applicant: Robert Small, 85B Faith Road, Newington CT, Contact Withdrawn

B.  Petition 30-19: Site Plan Modification at 135 Fenn Road, Stanwell Associates LLC, Owner/Applicant, Mathew Bruton, BL Companies, 100 Constitution Plaza, Hartford CT, Contact. Withdrawn


Tom Arcari: Good evening Commissioners, my name is Tom Arcari, principle with Quisenberry, Arcari, Architects, Farmington, CT., we are the architectural engineering firm for the new town hall and community center here in Newington.

I am here before you this evening because we are requesting a revision to the right of way for Mazzoccoli Way which is the road that travels in between the library and the proposed new community center and town hall.

Commissioner Pane: Excuse me, do you have any maps for this?

Tom Arcari: These are the drawing that I brought.

Commissioner Pane: No maps that we can look at?

Tom Arcari: For the site?

Commissioner Pane: Regular maps, yes.

Vice-Chairman Camillo: Handouts?

Tom Arcari: Oh, handouts, I did not bring handouts this evening. I can pass this around. So, the original property description is shown here in red, and we are requesting a revision of that property line, moving it backwards a hair in an effort to maintain the edge of the current Mazzoccoli Way roadway. Mazzoccoli Way will extend up from Garfield Street, will serve parking on both sides that will provide second level access and handicapped access to the town hall as well as first floor access and handicapped access to the library.
We recently met with Town Staff, Town Engineer, Fire Marshal, Police Chief, to discuss this configuration so that it meet the public safety requirements, health, safety and welfare requirements. We met with all three and in particular we received one comment from the Fire Marshal indicating he had concerns about creating a dead end at the top of the Mazzoccoli corridor. So Mazzoccoli Way will come up, it will connect to the new parking area, but the last 150 feet is parking, and he is concerned about having a ladder truck come here and have to back out, from a safety perspective. While we meet the code mandated requirements for backing out, we agree that this provides some challenges and some potential safety concerns. We discussed the creation of emergency vehicles egress only to Cedar Street. That egress, blown up, will look like this, so we would maintain an island with planters and barrier so vehicles traveling up and down Route 175 can’t turn in, but we would create a gate, a decorative gate that would have a knock-box connection so that the Fire Department and the Police Department, Ambulance, would have access to the gate so that they could, under escort by either the police department vehicle or fire department staff, could take the ladder truck out and then drive out onto Cedar Street and then close the gate. This would be for emergency vehicles only and there would not be a reconnection of vehicular traffic to Cedar Street.

We have requested for the relocation of the property line essentially because there is a tight fit for the new building between existing utility lines, the existing building and the Mazzoccoli Way right of way and the utilities that are in there. At the same point, we want to maintain emergency egress for the building.

Commissioner Bottalico: I have a question, on the old configuration, what’s the difference between a fire truck backing out of that one and this one? Is this one narrower?

Tim Arcari: So, there are multiple questions there. The old roadway at the very base it was, and you can see it, at the very base it was 37 feet wide. Now as you moved up Mazzoccoli Way it got reduced to 28 and then 24 and then for the last forty percent of Mazzoccoli Way it actually gets reduced to 18 feet because the end of Mazzoccoli Way has been currently turned into a parking area. This is a good point, because it is one way and this area here, the Fire Chief can actually drive his pumper trucks around the parking area and then egress without having to back up. The ladder can’t make that radius when cars are in the parking area. There is enough space, physically enough space there that the ladder truck, if they move cars, could turn around.

Commissioner Bottalico: Why do that?

Commissioner Pane: Those are the existing conditions, right now.

Commissioner Bottalico: That’s what I’m saying. Couldn’t the ladder truck turn around in the previous, I don’t think so.

Commissioner Pane: They would have to come into the parking lot and hope that there weren’t many cars there.

Tom Arcari: So without the cars there they could maneuver and do it. What we have proposed is a consistent width roadway from start to finish. They are proposing a 24 foot roadway from Garfield Street all the way to the end of Mazzoccoli Way, as opposed to one that reduces, gets large and then gets really small. This roadway width matches the required width for roads in residential zones. This is a residential zone. This roadway would, matches the requirements for all parking aisle. Essentially the north, the north end of Mazzoccoli is just now a parking aisle, has parking on both sides of the street for approximately 20 parking
spaces including four designated four handicapped accessible spaces for access to these two buildings.

Finally we have reduced it to the twenty-four foot because in our previous hearing, TPZ, there was a comment about trying to make traffic calming on the road, and to reduce the on-street parking or eliminate on-street parking which happens in overflow situations in this area. So the results shown will provide the required road way to service the twenty trips that are here, to service any overflow from this parking area where we added about 22 parking spaces and it's wide enough for full use and service of that space.

Commissioner Sobieski: I have a question for you. Go back to that emergency exit page please? You are going to have a lock, you have a box over there, my strong suggestion would be to go to DOT when that gate opens changing the light to a four way stop all the way through. I think now (inaudible) but that could operate for just that one area, for that one particular signal to freeze red all the way around. It's only a suggestion.

Tom Arcari: It's an idea that I can look into, I don't have a lot of experience with that.....

Commissioner Sobieski: I'm just making a suggestion, that's all.

Tom Arcari: It's a good idea.

Commissioner Pane: Have you reviewed the engineer's comments?

Tom Arcari: I have reviewed the engineer's comments, I actually met with the engineer specifically......

Commissioner Pane: Can you explain to me why you said you meet the town road standards. In the report here it says you do not meet the minimum town road standards. Can you explain that?

Tom Arcari: So we discussed this specifically in our meeting, the standard in a residential zone is 24 feet and this is in a residential zone and meets that requirement. The town engineer's position is that he sees this as a commercial service road much like Garfield Street. Our position is that this is actually more of an access drive. The only thing that Mazzoccoli Way now serves is those parking spaces at the north end of Mazzoccoli Way and handicapped access to the building. This does not have the traffic demand that a town road has, it's not designed to meet any traffic roads, there is no connection to Cedar Street, we're not taking any traffic off of Cedar Street, and on top of the twenty cars, which is essentially a peak demand, because aside from maybe parking three more cars in the aisle here when they can't park, they won't be serving any more traffic, so there is no physical need for that road to be any wider than the standard.

Commissioner Pane: It doesn't meet the right of way, a fifty foot minimum right of way.

Tom Arcari: We have identified a 48 foot roadway, but we have reserved a sixty foot corridor, physically we have reserved enough physical space to provide a sixty foot corridor so if the town in the future decided that they wanted to make this a connecting thorough fare, again with Cedar Street that roadway could be constructed to the higher roadway standards of 36 feet.
Commissioner Pane: So if you calculated a sixty foot right of way for future use, that must mean that you are taking some of the land on the library and the town side on the other side of the street, is that correct?

Tom Arcari: That’s correct. To achieve a future connection, a future right of way connection, there would have to be a movement of the property line on the opposite side of the road which would include negotiations with the library board and a reconstruction of Mazzoccoli Way in the future to meet those needs.

Commissioner Pane: This is a mess. I want to back up a little bit. I have some other questions. You came to use before and you did an 8-24 for the previous building. What has changed on the building to force you into the right of way, especially since you had a logistical plan that told you to stay out of Garfield Street and Mazzoccoli Way? So the building committee didn’t give you permission to go into that, how did you, why did you decide to go into Mazzoccoli Way? The other question is why didn’t you come to us before you started the foundation, for the 8-24. We had John Bachand, a resident bring this to our attention and this 8-24 should have come to us before you started the foundation because instead of encroaching onto Mazzoccoli Way you could have possibly gone the other way, with some modifications. Instead you started the foundation and then you come in last minute for an 8-24. It looks like we are held right here to, we don’t have much of a choice here. Don’t you think that 8-24 is a little late?

Tom Arcari: It certainly is an unfortunate situation, but, and I don’t want to go back a year and a half and identify because I frankly don’t recall the circumstances, but in order to get to the referendum there was a requirement for a 8-24. My understanding was that these items had already been addressed. It was also discussed at project staff level that the town was exempt from the zoning ordinances and that this particular review would be handled at staff level. So, when we did our design we didn’t ignore the staff review requirements, we met with staff, we reviewed it, it was all accepted but the property line revision was discussed and was considered acceptable. It was just brought to our attention that we had to bring it back to this Commission. The building itself is the original configuration that would have required this adjustment. That was in our original staff review with town staff. The building did get bigger, in the development of the project when we added on to the gymnasium about eight feet so that we could accommodate two buildings, but the property line adjustment was already being done. I don’t have a good answer for you on that.

Commissioner Pane: So basically the bump out was the main cause of going into Mazzoccoli Way? Is that correct? One of the main reasons?

Tom Arcari: Well, it was a contributing factor, but the building was already projecting into that corridor. When we originally submitted this project....... 

Commissioner Pane: Not the original that you submitted to us in ’17. The plan changed again since then, right?

Tom Arcari: Yes.

Commissioner Pane: Now, what is in the bump out?

Tom Arcari: In the building?

Commissioner Pane: Yes
Tom Arcari: That was an addition for the gymnasium.

Commissioner Pane: For what?

Tom Arcari: For a larger gymnasium.

Commissioner Pane: For seating capacity, isn't that correct?

Tom Arcari: To accommodate larger floor area and seating capacity for the gymnasium.

Commissioner Pane: So the original building that you gave us for an 8-24 was a smaller gym, smaller seating area and we had it fit and we had the proper amount of parking and all of that, because you have added this bump out and a larger gym, you now have increased your traffic generation, so are you going to (inaudible). This is a major traffic generator, this generates more than 200 extra cars with the extra bump out in itself.

Tom Arcari: I can't comment on that this evening. I know that we have done parking analysis, I know that we have identified the shared parking for the whole site and that they did meet the zoning requirements for the seating in the gym in the building use.

Commissioner Pane: Not with, what is the seating in the bump out? I'm hearing that there are 900 capacity.

Tom Arcari: I'm not prepared to discuss that.

Commissioner Pane: I think that is an important number. We can't just, you know, I'm all for the bump out, I'm for the community center but we have to plan the proper amount of parking here. One of the other concerns I have is, you were concerned about pedestrians, but I don't see a sidewalk on one side of the street, is that correct?

Tom Arcari: There is a sidewalk on the (inaudible) side of the street, and on the side, there is not a sidewalk here, that is something that I discussed with the town engineer at our staff meeting and that is something that we took no exceptions to adding to our scheme.

Commissioner Pane: I think that sidewalk is very important. Also, since we don't have room for a bike lane, and if I'm not mistaken, the town engineer has said that Garfield Street is getting a grant for bike lanes. We should be bringing a bike land up towards the library and the town hall here, but now we don't have enough room.

Tom Arcari: I can't comment on the need for the bike lane.....

Commissioner Pane: That should have been taken into consideration when you designed this. How much grass is there from the corner of the building to the pavement, to the curb? Is there any setbacks here, even minimum setbacks that you are reaching? I know that the Town of Newington is exempt from all regulations, but the Town of Newington should hold a high standard and have some minimum setbacks. As an architect, I don't think that you want to design a building that has the building right up against the curb, do you?

Tom Arcari: Depends on the circumstances, sir. This is 12 to 14 feet back from the edge of the road, we have space for a grass buffer and sidewalk.

Commissioner Woods: Has the capacity of this building grown? It's my understanding that we always had two gyms, or were supposed to have two gyms. It might be bigger because it
didn’t meet the requirements of the basketball, or volleyball or whatever sports you are going to have, but still, two gyms?

Tom Arcari: That’s correct. The capacity of the gym is calculated numerous different ways. The fixed seating capacity of the gym has increased, from what the original plan was, but the maximum capacity of the gym is actually based on the number of people that could stand in the gym space itself for other events. So, we are allowed to use the gross square foot calculator for the whole area of the gym because fixed seating is calculable, what really concerns the building official is the people who might be in that space if you had let’s say, a dance or a political rally or a concert, because if you have a stage and you have people standing room only, the actual occupancy is significantly greater. We had many, many meetings with the building official about this because our team actually disagreed with his interpretation of what the occupant load should be but we actually designed the space to meet the most restrictive occupant load, which meant that all of the entrances of the building got bigger, all of the corridors inside of the building got bigger.

Commissioner Woods: Because of the bump out, did you lose any parking that you originally had?

Tom Arcari: No.

Commissioner Woods: The parking is still the same as what you presented to us before?

Tom Arcari: Correct.

Vice-Chairman Camillo: Because of the bump out, do you need more parking because you have more seating?

Tom Arcari: Because of the bump out we have more seating, but our occupant load changed relatively minimally. The occupant load was based on the square footage increase of the gym. The gym only increased by about 800 square feet with the bump out, so a total analysis of the site was done, and based on the building requirements of how many cars per occupant, the entire campus maintained the zoning required parking. Now in fairness, is that enough? The zoning allows three people per car, but if everybody comes in their own car, there are going to be circumstances at the campus where parking is at a premium as it currently occurs. We are increasing the overall parking count on the site.

Commissioner Bottalico: What I’m hearing is when a basketball game is going on here, you figure three people to a car.

Tom Arcari: That is how zoning....

Commissioner Bottalico: If that doesn’t happen, where are these people going to park?

Tom Arcari: They are going to park in places, the same way that they have presently. They share parking. Sometimes there is parking for large events at the OFI parking space. Sometimes they park down near Main Street and walk. Sometimes they actually share rides. The reality is that there is a fixed amount of area.

Commissioner Bottalico: I’m not convinced, I still say that you haven’t got enough parking for a 900 capacity gym. You watch, they will be all over the streets, Garfield Street......

Commissioner Pane: It’s not fair to the residents.
Commissioner Bottalico: It isn't.

Commissioner Pane: It's not fair to the residents. You are going to have a big problem with people complaining at a later date and the original design I think, we had plenty of parking, but because of the bump out, it's increased it. This gym is a major traffic generator, it generates more then 200 cars. You need to comply with the Connecticut General Statutes per the Office of the State Traffic Authority.

Tom Arcari: The only comment I can make on that is based on our calculations, parking meets the requirement of the occupant load that we have. Then I would just beg the question that we're here tonight to talk about the adjustment of the easement, correct? We're not here to talk about the parking.

Commissioner Pane: All safety things we are here to talk about. We're talking about sidewalks, bike lanes, landscaping, everything. We are here to talk about an 8-24, we address everything.

Vice-Chairman Camillo: Craig, moving the property line, shouldn't there have been a public hearing before the Town Council? I have never seen that, or.....

Craig Minor: I know that there has to be a public hearing over a road being accepted, I don't know if there has to be one for an existing road, I don't know.

Commissioner Pane: Do you think you could look into that for us?

Craig Minor: Sure.

Commissioner Pane: Mr. Chairman, I'd also like to have the Town Engineer here at our next meeting so that we can get, clear up some of the questions and then maybe the architect could provide us with full plans so that we could look at them a little clearer.

Vice-Chairman Camillo: Any other questions? Are you finished sir?

Tom Arcari: Yes, I have nothing else to present.

Vice-Chairman Camillo: Any questions from the Commissioners?

D. Petition 35-19: Sec. 8-24 Referral of Proposed Road Acceptance of “Packard's Way” Town of Newington, Applicant

Craig Minor: This subdivision is not new, in fact it was approved before I got here, but it is complete and the owners have asked that it be taken over as a town road. All of the items that are required for Section 7.7 of the subdivision regs have been submitted. We have the warrantee deed for the street and all drainage easements; a letter from a registered land surveyor certifying that all merestones have been installed in accordance with the approved plan; we have an as built mylar of the street plan and profile; and we have a cash maintenance bond in the amount of $57,000.00. Also, the Town Engineer conducted several final inspections of the property, and at this time I can indicate that yes, all of the problems have been addressed, to the Town Engineer's satisfaction.

Commissioner Pane: How old is the road now?
Craig Minor: I would say at least four years. Four years ago when the developer petitioned to have the road accepted, at that point the then Town Engineer was leery of releasing the bond after all because as some of the Commissioners may recall there is actually a storm, a detention system underneath Packard's Way, which is highly unusual to say the least. The former town engineer, and the current town engineer is leery of it, but it is what it is. The Commission approved it, so it has now been there for four or five years and hasn't failed. So a very strong concern that I had several years ago, I no longer have.

Vice-Chairman Camillo: On the back side of that property, there is a culvert and a catch basin?

Craig Minor: Yes.

Vice-Chairman Camillo: Who is supposed to maintain that?

Craig Minor: The culvert is in a town easement, so the town is responsible for maintaining it. I'm glad you brought that up because Mr. Bachand did ask that it be acknowledged that the culvert, and you have a sketch of that, the plans for the subdivision clearly state that the adjacent property owner, which is Mr. Bachand has the right if he ever develops his property to tap into the back of that yard drain. That was clearly on the mylar. The problem is that mylar is in the Town Engineer's office, it did not get recorded in the land records. So the place where people would normally go to get the information that is included in the subdivision set of plans exists only in the Town Engineer's office. There is a copy of the record subdivision map in the Town Clerk's office, which technically is required by law. Our regulations, like most towns, go on to require that back up documents get filed in the town clerk's office also, but because of reasons involving the original developer and the current developer those plans didn't get filed. They are not going to be filed because that engineer never got paid, and the current developer feels that it isn't her responsibility to pay the engineer, the previous developer should pay it, and it's been going back and forth. Anyway, Mr. Bachand's point is that he wants it on the record which is why I am saying this, that he has the right to tap into the back of that yard drain if the time comes that he ever wants to develop his land.

Commissioner Pane: This is from John Bachand, 56 Maple Hill Avenue, Newington, CT to the Newington Town Planning and Zoning Commission Regarding Petition 35-19. 

"Could someone please read this letter into the record of the meeting where the 8-24 referral for the acceptance of Packard's Way is being considered (Petition 35-19)

I am glad to see the town finally accepting this as a town road. My only concern, as I have brought up in the past, is that the drainage rights afforded to my property are properly memorialized. I understand there is some discrepancy in how and where the plans are filed which contain the specific language related to my property's drainage rights.

I have included a copy of the plan in PDF which contains the note, and location call out...reading...2. Adjacent property owner to the North shall have the right to drain to CB-7 located between lots #5 and #7.

Could you please also read into the record an explanation of where in the town this particular plan page is located, and how it could be referenced in the future, including the proper name for this plan page. My copy is not clear on the name, as it is partly cut off. I believe it is C-2 something.
The reason for the catch basin was originally the result of the former town engineer Tony Ferraro’s onsite visit to my property after a significant storm event, where he recognized the need to accommodate storm water from the north of the proposed sub-division. It is obviously in my property’s best interest to make sure this provision is properly memorialized for myself and future owners of my property.

I will trust the Commission to do whatever it seems best suited to accomplish this goal.

Thanks,

John Bachand

Craig Minor: That’s all I have Mr. Chairman.

Petition 35-19
Sec. 8-24 Referral of Proposed Road Acceptance of “Packard’s Way.”
Newington Town Council, applicant

Commissioner Pane moved to issue a favorable report on the acceptance of “Packard’s Way, Newington Town Council, applicant.

Findings:

1. The road has been inspected by the Town Engineer and found to be in conformance with all applicable town road standards.

2. The developer has submitted the required warranty deed, merestone certification, as built mylars and cash maintenance bond.

The motion was seconded by Commissioner Woods. The vote was unanimously in favor of the motion, with seven voting YEA.

Commissioner Pane: I have a question. They have a large deposit and should come in for a refund of that. $57,000 after accepting a road, normally it is like a small, $2500 that they hold for one year and then that is given back. Is that correct?

Craig Minor: Yes.

Commissioner Woods: This could go on forever, just return the whole thing.

Craig Minor: Let me come back to you at the next meeting with a recommendation, there may be statutory requirements that relate to some of that at least, so.....

IX. OLD BUSINESS

None

X. PETITION FOR PUBLIC HEARING SCHEDULING

A. Petition 36-18: Special Permit (Section 3.2.2: Public Utility Installation at 301 Hartford Road, Town of Newington, Applicant, Balf Company, Owner, Stephen Clark, 131 Cedar Street, Newington CT, Contact
Craig Minor: This is the police tower that has been in the works for quite a while. Petition 36-19 Special Permit under the 3.2.2 public utility regulations, at 301 Hartford Road, Town of Newington applicant, Balf Company owner, Stephen Clark, 131 Cedar Street, Newington CT, contact and just for anyone who is curious as to why this has to go through TPZ approval when the town property doesn't have to go through zoning, it is the Balf Property. I recommend that the hearing be scheduled for your next meeting, which is October 7, Monday the 7th.

XI. TOWN PLANNER REPORT

Craig Minor: I don’t have anything, but Andrew has a couple of temporary sign applications that have come in during the past couple of weeks, that he asked me to present to you. They are in the folder as you came in this evening. The first one at 3050 Berlin Turnpike which is Laz-E-Boy furniture, the owner would like put up a banner, let’s see, two banners for a total of 102 square feet and this does comply with the regulations, so Andrew recommends approval. No action needs to be taken, and the next one is Spooky Town, if the Commission remembers, they were located on the Berlin Turnpike last year, this year they will be at 349! Berlin Turnpike and they want two banners which do add up to the maximum allowable and there is a photograph of them. If there are no objections, that is all I have.

XII. COMMUNICATIONS

Commissioner Sobieski: We had a CRCOG meeting last Thursday, and there have been several changes. Number one, CRCOG meetings will be quarterly now, instead of every other month, and they are recommending terms of the members be two years. Reason being is that the CRCOG by-laws say that the Chairman and Vice-Chairman will serve two year, so they are elected every two years, so it was decided that the members serve for two years. I have been sending updates as I get them.

XIII. PUBLIC PARTICIPATION (For items not listed on the Agenda, Speakers Limited to two minutes.)

None

XIV. REMARKS BY COMMISSIONERS

None

XV. CLOSING REMARKS BY THE CHAIRMAN

None

XVI. ADJOURN

Commissioner Woods moved to adjourn the meeting. The motion was seconded by Commissioner Pane. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Norihe Addis,
Recording Secretary