



**TOWN PLAN AND ZONING COMMISSION**  
**PUBLIC HEARING AND REGULAR MEETING**  
**Wednesday, July 8, 2015**

**Town Hall Conference Room L-101**  
**131 Cedar Street, Newington, CT 06111**

**7:00 p.m.**

**A G E N D A**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL AND SEATING OF ALTERNATES**

**III. APPROVAL OF AGENDA**

**IV. ZONING ENFORCEMENT OFFICER REPORT**

**V. PUBLIC HEARINGS**

- a. Petition #23-15: Special Exception (Section 3.2.8: Charitable/Civic Event) at 3120 Berlin Turnpike (Panera) for classic car event. Charter Oak Firebirds, applicant; Newington VF LLC, owner; Brad Benoit, 174 Coe Avenue, East Haven CT, contact.
- b. Petition #16-15: Zoning Text Amendment (Section 3.1.3.B: Roadside Farm Stands). Andy Billipp, 277 Cedar Street, Newington CT, applicant/contact.
- c. Petition #19-15: Zone Change (CD to B) at 1593 Southeast Road. CPD Properties 1593 New Britain Avenue LLC, owner/applicant; Mark Grocki, VHB, 100 Great Meadow Road Suite 200, Wethersfield CT, contact.
- d. Petition #24-15: Special Exception (Section 3.11.6: Restaurant) at 3375 Berlin Turnpike (Raymour & Flanigan). WNT VIII LLC, applicant; Furniture Executives No. 4 LP, owner; Michael Hamlin, 287 Chesterwood Terrace, Southington CT, contact.

**VI. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**VII. REMARKS BY COMMISSIONERS**

**VIII. MINUTES**

- a. Special Meeting May 27, 2015
- b. Regular Meeting May 27, 2015
- c. Regular Meeting June 10, 2015

RECEIVED & RECORDED IN  
 NEWINGTON LAND RECORDS

2015 JUL -1 AM 9:35

BY *Tanya D. L...*  
 TOWN CLERK

**IX. NEW BUSINESS**

- a. Petition #17-15: One-lot Subdivision at 149 Maple Hill Avenue. Maple Hill Development LLC, owner; Mary Kate VanValkenburg, 149 Maple Hill Avenue, Newington CT, applicant/contact.
- b. TOD (Transit-Oriented Development) Regulations for CTfastrak Neighborhoods.

**X. OLD BUSINESS**

**XI. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- a. Petition #25-15: Special Exception (Section 6.2.4: Free-standing Business Sign) at 2525 Berlin Turnpike (Doogie's Hot Dogs). Roberta Aronheim, 11 Farnham Avenue, Waterbury CT, owner/applicant/contact.
- b. Petition #26-15: Special Exception (Section 6.13: Accessory Apartment) at 33 Pfister Drive. Bhagyesh and Shveta Patel, applicants; Stefan and Eugenia Jarosz, owner; Bhagyesh Patel, 114 Gloucester Court, Newington CT, contact.
- c. Petition #27-15: Special Exception (Section 3.11.1: Dance Studio) at 37 Ann Street. Backstage Academy of Dance, applicant; 37 Ann Street LLC, owner; Kimberley Larson, 7 Wintergreen Road, Bristol CT, contact.

**XII. TOWN PLANNER REPORT**

- a. Town Planner Report for July 8, 2015
- b. Conditions of Approval at "Packard's Way subdivision

**XIII. COMMUNICATIONS**

**XIV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XV. REMARKS BY COMMISSIONERS**

**XVI. CLOSING REMARKS BY THE CHAIRMAN**

**XVII. ADJOURN**

Submitted,

  
\_\_\_\_\_  
Craig Minor, AICP  
Town Planner