



**TOWN PLAN AND ZONING COMMISSION**  
**PUBLIC HEARING AND REGULAR MEETING**  
**Thursday, October 13, 2016**

**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. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**
- V. ZONING ENFORCEMENT OFFICER REPORT**
- VI. REMARKS BY COMMISSIONERS**
- VII. PUBLIC HEARING**
  - a. Petition #40-16: Show Cause Hearing to Revoke Special Permit #03-04 at 174 Francis Avenue. American Muscle Inc., permittee. Continued from September 28, 2016.
  - b. Petition #41-16: Special Permit (Section 6.2.4: Free-Standing Business Signs) at 2545 Berlin Turnpike (Artisan Vapors). George Emerson, owner; Image 360/Signs Now, applicant; Randy Hamilton, 2434 Berlin Turnpike, Newington CT, contact.
  - c. Petition #43-16: Special Permit (Section 6.6.2: Alcoholic Beverages) at 3375 Berlin Turnpike (Wood 'N' Tap). WNT VIII LLC, applicant; Furniture Executives No. 4 LP, owner; Michael Hamlin, 287 Chesterwood Terrace, Southington CT, contact.
- VIII. APPROVAL OF MINUTES**
  - a. Regular Meeting of September 28, 2016

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*Traci M. Alves A.S.T.*

**IX. NEW BUSINESS**

- a. Petition #47-16: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Tent Sale at 3388 Berlin Turnpike (“Rizzo Pools”). Albert Rizzo Inc., owner; James Galvin, 3388 Berlin Turnpike, Newington CT, applicant/contact.
- b. Proposed Revisions to Section 6.2: Signs

**X. OLD BUSINESS**

**XI. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- a. Petition #44-16: Special Permit (Section 3.11.1: Fitness Center) at 161-169 Lowrey Place. Tyler English Fitness LLC, applicant; Lowrey Place Realty LLC, owner; Tyler English, 5A Cheryl Drive, Canton CT, contact.

**XII. TOWN PLANNER REPORT**

- a. Town Planner Report for October 13, 2016

**XIII. COMMUNICATIONS**

- a. CRCOG Zoning Reports to Berlin, Farmington, Hartford, and West Hartford TPZ.

**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,



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Craig Minor, AICP  
Town Planner