TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING AND REGULAR MEETING
Wednesday, October 14, 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. **ZONING ENFORCEMENT OFFICER REPORT**

IV. **APPROVAL OF AGENDA**

V. **PUBLIC HEARINGS**

a. Petition #31-15: Zoning Text Amendment (Section 3.22.1.C: Commercial Vehicle in Residential Zones) to change the definition of "commercial vehicle". Newington TPZ, applicant/contact. Continued from September 9, 2015. Continued from September 9, 2015

b. Petition #29-15: Special Permit (Section 3.2.5: Convalescent Home) at 238, 256, and 268 New Britain Avenue ("Bel-Air Manor"). Bel-Air Manor Associates, applicant; Bel-Air Manor Associates LLC and Salvatore Sbriglio et al., owners; Matthew Boggio, 88 Ryders Landing Suite 208, Stratford CT, contact. Continued from September 24, 2015.

c. Show Cause Hearing to Revoke Special Permit #16-14: Special Exception (Section 3.15.3: Outside Restaurant Seating) at 3260 Berlin Turnpike ("Plaza Azteca Restaurant"). Hector Angel, owner; Manuel Rubio, applicant/contact. Continued from September 24, 2015.

g. Petition #37-15: Special Permit (Section 3.2.1: Churches and Places of Worship) at 800 North Mountain Road. Hartford Liederkranz Inc., owner; St. Thomas Indian Orthodox Church, applicant; Rev. Fr. Abraham Philip, 10 Lantern Road, Newington CT, contact.

h. Petition #38-15: Special Permit (Section 3.11.6: Restaurant) at 39-41 Market Square. Sarjac Partners LLC, owner; Nichole Vega and Michelle Dickenson, applicants; Nichole Vega, 163 Francis Street, New Britain CT, contact.

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

VII. **REMARKS BY COMMISSIONERS**

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NEWINGTON LAND RECORDS

2015 OCT -8 AM 10: 29

BY Tayya D Lane
TOWN CLERK

VIII. MINUTES

a. Regular Meeting September 9, 2015

b. Special Meeting September 9, 2015

IX. NEW BUSINESS

a. Petition #30-15: Site Plan Modification at 80 Fenn Road. Fenn Road 80 LLC, owner/applicant; Joseph Sullo, 312 Murphy Road, Hartford CT, contact.

b. Petition #28-15: Site Plan Modification at 238, 256, and 268 New Britain Avenue ("Bel-Air Manor"). Bel-Air Manor Associates, applicant; Bel-Air Manor Associates LLC and Salvatore Sbriglio et al., owners; Matthew Boggio, 88 Ryders Landing Suite 208, Stratford CT, contact.

c. Discuss TOD Zoning Text Amendments.

d. Discuss Reinstating Previous Auto-Related Use Regulations

X. OLD BUSINESS

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

a. Petition #39-15: Special Permit (Section 3.11.1: Health Club) at 135 Lowery Place. Lowrey Place Realty LLC, owner; Connecticut Kenpo Karate, applicant; Wayne Tanguay, 48 Buckingham Street, Newington CT, contact.

XII. TOWN PLANNER REPORT

a. Town Planner Report for October 14, 2015

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