



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Wednesday, October 28, 2015

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

7:00 p.m.

AMENDED **A G E N D A**

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NEWINGTON AND RECORDS

2015 OCT 22 PM 2:20

Wayne Tanguay
TOWN CLERK

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND SEATING OF ALTERNATES

III. APPROVAL OF AGENDA

IV. 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 October 14, 2015.
- b. 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 October 14, 2015.
- c. Petition #37-15: Special Permit (Section 3.2.1: Church) at 800 North Mountain Road. Hartford Liederkrantz Inc., owner; St. Thomas Indian Orthodox Church, applicant; Rev. Fr. Abraham Philip, 10 Lantern Road, Newington CT, contact. Continued from October 14, 2015.
- d. 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. Continued from October 14, 2015.

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

VI. REMARKS BY COMMISSIONERS

VII. MINUTES

- a. Regular Meeting September 24, 2015
- b. Special Meeting September 24, 2015

VIII. 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 #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.

- c. 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.
- d. Discuss Zoning for TOD (Transit Oriented Development).
- e. Bond Reduction for Shady Hill subdivision.
- f. Bond Reduction for Packard’s Way subdivision.

IX. OLD BUSINESS

- a. 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.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- a. Petition #40-15: Zoning Text Amendment (various sections) to allow second and third floor apartments in business buildings per Section 3.13.3 in all Business zones. Thermopylae LLC, applicant; Mark DuPre, 49 Mountain Road, West Hartford CT, contact.
- b. Petition #41-15: Special Exception (Section 3.2.9: Adult Day Care) at 26 Church Street. New Life Adult Day Care Inc, applicant; Vaishnav Parivar of Connecticut Inc, owner; Srichin Patel, 69 Cherrywood Drive, Nashua NH, contact.

XI. TOWN PLANNER REPORT

- a. Town Planner Report for October 28, 2015

XII. COMMUNICATIONS

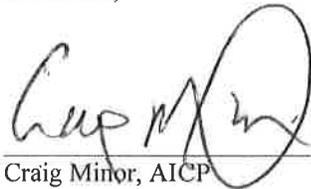
XIII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIV. REMARKS BY COMMISSIONERS

XV. CLOSING REMARKS BY THE CHAIRMAN

XVI. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner