



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Thursday, November 12, 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 PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**
- VI. PUBLIC HEARING**
 - a. 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; Sachin Patel, 69 Cherrywood Drive, Nashua NH, contact.
- VII. REMARKS BY COMMISSIONERS**
- VIII. APPROVAL OF MINUTES**
 - a. Regular Meeting September 24, 2015
 - b. Special Meeting September 24, 2015
 - c. Regular Meeting October 14, 2015
- IX. NEW BUSINESS**
 - a. Discuss Zoning for TOD (Transit Oriented Development).
 - b. Bond Release at 339 Main Street
 - c. Bond Release at 435-485 Willard Avenue

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NEWINGTON LAND RECORDS

2015 NOV -5 PM 3:06

Tanya D. Conner
TOWN CLERK

X. OLD BUSINESS

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

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

XII. TOWN PLANNER REPORT

- a. Town Planner Report for November 12, 2015

XIII. COMMUNICATIONS

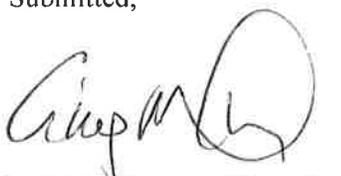
XIV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XV. REMARKS BY COMMISSIONERS

XVI. CLOSING REMARKS BY THE CHAIRMAN

XVII. ADJOURN

Submitted,



Craig Mihor, AICP
Town Planner