



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Wednesday, February 10, 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. ZONING ENFORCEMENT OFFICER REPORT**
- V. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**
- VI. REMARKS BY COMMISSIONERS**
- VII. PUBLIC HEARING**
 - a. Petition #02-16: Special Permit (Section 6.2.2.C: Church Bulletin Board) at 580 Church Street. Southern New England Conference Association of Seventh Day Adventists, owner/applicant; Jeff Linthwaite, P. O. Box 1169, S. Lancaster MA, contact.
- VIII. APPROVAL OF MINUTES**
 - a. Regular Meeting January 27, 2016
- IX. NEW BUSINESS**
 - a. Petition #03-16: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 56 Costello Road (T-Bowl Lanes). Keystone Novelties Distributors LLC, applicant; CMB Inc., owner; Chris Cook, 201 Seymour Street, Lancaster PA, contact.
 - b. Petition #04-16: Sec. 8-24 Referral of Proposed Sewer Easement at 90 Welles Drive North. Newington Town Council, applicant.
 - c. Petition #05-16: Zoning Text Amendment (New Section 3.19A: TOD Overlay District). TPZ, applicant/contact.
 - d. Petition #06-16: Zoning Text Amendment (All Sections). TPZ, applicant/contact.

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- e. Petition #07-16: Zoning Text Amendment (Section 3.15; 3.17; 6.11: Auto-Related Uses). Modern Tire Recapping Company Inc., applicant; Attorney Timothy J. Hollister, One Constitution Plaza, Harford CT, contact.
- f. Petition #08-16: Site Plan Approval at 712 Cedar Street ("Starbucks"). Fenn Road Associates LLC, owner/applicant; Attorney Mark Shipman, 433 S. Main Street Suite 319, West Hartford CT, contact.

X. OLD BUSINESS

- 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.

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

XII. TOWN PLANNER REPORT

- a. Town Planner Report for February 10, 2016

XIII. COMMUNICATIONS

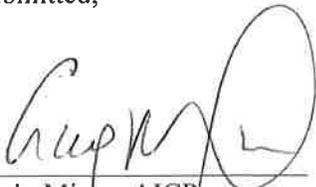
XIV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XV. REMARKS BY COMMISSIONERS

XVI. CLOSING REMARKS BY THE CHAIRMAN

XVII. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner