



**TOWN PLAN AND ZONING COMMISSION**  
**PUBLIC HEARING AND REGULAR MEETING**  
**Wednesday, February 25, 2015**

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

**7:00 p.m.**

**REVISED AGENDA**

**I. ROLL CALL AND SEATING OF ALTERNATES**

**II. APPROVAL OF AGENDA**

**III. PUBLIC HEARING**

- a. Petition #04-15: Special Exception (Section 3.11.6: Restaurant) at 337 Willard Avenue. Romraj LLC, owner; Dale Hume, applicant; Adrian Myles, 115 Fuller Drive, West Hartford CT, contact.

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

**IVb. PRESENTATION BY ECONOMIC DEVELOPMENT DIRECTOR on higher-density residential development.**

**V. REMARKS BY COMMISSIONERS**

**VI. MINUTES**

- a. Special Meeting February 11, 2015  
b. Regular Meeting February 11, 2015

**VII. NEW BUSINESS**

- a. Possible Moratorium on Higher-Density Residential Development in the CTfastrak Station Neighborhoods  
b. Petition #06-15: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 56 Costello Road (T-Bowl Lanes). Keystone Novelty Distributors LLC, applicant; CMB Inc., owner; Chris Cook, 201 Seymour Street, Lancaster PA, contact.

**VIII. OLD BUSINESS**

- a. Petition #49-14: Moratorium on Low Impact Development (LID) Zoning Regulations at Single-Family Residential Properties (Section 6.15.2). Town Plan and Zoning Commission, applicant. Continued from January 28, 2015.

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BY *Tanya D. Lane*  
TOWN CLERK

**IX. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- a. Petition #05-15: Special Exception (Section 6.2.4: Free-Standing Sign) at 3300 Berlin Turnpike (“AutoZone”). ARNCO Sign Company Inc., applicant; AutoZone Inc., owner; Marc Cohen, 1133 So. Broad Street, Wallingford CT, contact.
- b. Petition #07-15: Text Amendments (Section 3.2.5: Hospitals, Sanitoria, Rest Homes, Senior Independent Living Facilities, Convalescent or Nursing Homes and Section 9.2: Definitions). HDC ONE, applicant.

**X. TOWN PLANNER REPORT**

- a. Town Planner Report for February 25, 2015

**XI. COMMUNICATIONS**

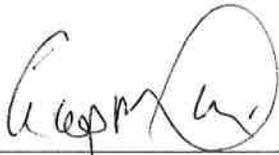
**XII. PUBLIC PARTICIPATION** (for items not listed on the Agenda; speakers limited to 2 minutes)

**XIII. REMARKS BY COMMISSIONERS**

**XIV. CLOSING REMARKS BY THE CHAIRMAN**

**XV. ADJOURN**

Submitted,



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Craig Minor, AICP  
Town Planner