



**TOWN PLAN AND ZONING COMMISSION**  
**PUBLIC HEARING AND REGULAR MEETING**  
**Wednesday, April 8, 2015**

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

**7:30 p.m. [note later starting time]**

**A G E N D A**

**I. PLEDGE OF ALLEGIANCE**

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

**III. APPROVAL OF AGENDA**

**IV. ZONING ENFORCMENT OFFICER REPORT**

**V. OLD BUSINESS**

- a. Petition #07-15: Text Amendments (Section 3.2.5: Hospitals, Sanatoria, Rest Homes, Senior Independent Living Facilities, Convalescent or Nursing Homes and Section 9.2: Definitions). Michael Frisbie, applicant.

**VI. PUBLIC HEARINGS**

- a. Petition #08-15: Special Exception (Section 3.2.5: Continuing Care Retirement Community) at 751 Russell Road. HDC ONE LLC, owner; Amara Community Living LLC, applicant; Kari Olson, Esq., CityPlace I, 185 Asylum Street, Hartford CT, contact.
- b. Petition #10-15: Special Exception (Section 6.2.4: Free-Standing Sign) at 2897 Berlin Turnpike ("Firestone Complete Auto Care"). National Sign Corporation, applicant; SB Newington 433 LLC, owner; Darcie Roy, National Sign Corporation, 780 Four Rod Road, Berlin CT, contact.

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

**VIII. REMARKS BY COMMISSIONERS**

**IX. MINUTES**

- a. Special Meeting March 25, 2015
- b. Regular Meeting March 25, 2015

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BY *Tanya D. Lane*

TOWN CLERK

**X. NEW BUSINESS**

- a. Discuss 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 Novelties Distributors LLC, applicant; CMB Inc., owner; Chris Cook, 201 Seymour Street, Lancaster PA, contact.
- c. Petition #09-15: Site Plan Approval (Continuing Care Retirement Community) at 751 Russell Road. HDC ONE LLC, owner; Amara Community Living LLC, applicant; Kari Olson, Esq., CityPlace I, 185 Asylum Street, Hartford CT, contact.
- d. Petition #11-15: Extension to Site Plan Approval (Section 5.3.8: Time Limit) and Special Exception for Hunter Development at 751 Russell Road. HDC ONE LLC, owner/applicant; Kari Olson, Murtha Cullina LLP, 185 Asylum Street, Hartford CT, contact.
- e. Petition #12-15: Site Plan Modification (Parking Area) at 2272 Berlin Turnpike. Seva Sadan LLC, owner/applicant; Alan Bongiovanni, 170 Pane Road, Newington CT, contact.

**XI. PETITIONS FOR PUBLIC HEARING SCHEDULING**

None.

**XII. TOWN PLANNER REPORT**

- a. Town Planner Report for April 8, 2015

**XIII. COMMUNICATIONS**

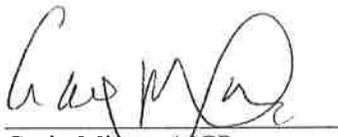
**XIV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XV. REMARKS BY COMMISSIONERS**

**XVI. CLOSING REMARKS BY THE CHAIRMAN**

**XVII. ADJOURN**

Submitted,



Craig Minor, ACP  
Town Planner