



# NEWINGTON TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING and REGULAR MEETING  
Wednesday, April 9, 2014

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

7:00 p.m.

## A G E N D A

### I. ROLL CALL AND SEATING OF ALTERNATES

### II. APPROVAL OF AGENDA

### III. PUBLIC HEARINGS:

- a. Petition #47-13: Zoning Regulations Text Amendment (New Section 6.16: Medical Marijuana). Town Plan and Zoning Commission, applicant. Continued from March 26, 2014.
- b. Petition #07-14: Special Exception (Section 3.2.9: Child Care) at 795 North Mountain Road. Nguyen Holding LLC, owner/applicant; Hai Xavier Nguyen, 795 North Mountain Road, Newington CT, contact. Continued from March 26, 2014. Continued from March 26, 2014.
- c. Petition #10-14: Zone Change (Industrial to PD) at 16 Fenn Road. Fenn Road Associates LLC, owner; The Stop & Shop Supermarket LLC, applicant; Attorney Lawrence S. Shipman, 20 Batterson Park Road, Farmington CT, contact.
- d. Petition #12-14: Special Exception (Section 3.19.4: Fueling Station) at 16 Fenn Road. Fenn Road Associates LLC, owner; The Stop & Shop Supermarket LLC, applicant; Attorney Lawrence S. Shipman, 20 Batterson Park Road, Farmington CT, contact.
- e. Petition #13-14: Special Exception (Section 3.2.1: Church) at 37 Ann Street. 37 Ann Street LLC, owner; Cedar Mountain Church, applicant; Stephen Cianci, 199 Back Lane, Newington CT, contact.
- f. Petition #15-14: Special Exception (Section 6.13: Accessory Apartment) at 244 Walsh Avenue. Calvin and Marisa Cross, owner/applicants; Donna-Jean Dargie, 1331 Silas Deane Highway, Wethersfield CT, contact.
- g. Petition #16-14: Special Exception (Section 3.15.3: Temporary Outdoor Seating) at 3260 Berlin Turnpike ("Plaza Azteca"). Kleban Newington LLC, owner; Manuel Rubio, 3260 Berlin Turnpike, Newington CT, applicant/contact.

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

### V. REMARKS BY COMMISSIONERS

### VI. MINUTES:

- a. March 26, 2014

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BY *Tanya Lane*  
TOWN CLERK

**VII. NEW BUSINESS:**

- a. Petition #11-14: Site Plan Approval (Fueling Station) at 16 Fenn Road. Fenn Road Associates LLC, owner; The Stop & Shop Supermarket LLC, applicant; Attorney Lawrence S. Shipman, 20 Batterson Park Road, Farmington CT, contact.
- b. Petition #14-14: 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. Performance Bond Approval for "Harvest Ridge" (Shady Hill Lane). Bradford Allen, owner/applicant/contact.
- d. Petition #19-14: Site Plan Modification (Tent Sale) at 3440 Berlin Turnpike (P. C. Richard & Son). A. J. Richard and Son Inc, owner/applicant; Tom Stagis, 358 Jude Lane, Southington CT, contact.

**VIII. OLD BUSINESS**

**IX. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- a. Petition #17-14: Special Exception (Section 6.2.4: Free-standing Business Sign) at 2530 Berlin Turnpike ("Carefree Buildings"). American Sign Inc, applicant; Margus Properties LLC, owner; Tony LaFo, American Sign, 614 Ferry Street, New Haven CT, contact.
- b. Petition #20-14: Special Exception (Section 6.2.4: Free-standing Business Sign) at 16 Fenn Road. Fenn Road Associates LLC, owner; The Stop & Shop Supermarket LLC, applicant; Attorney Lawrence S. Shipman, 20 Batterson Park Road, Farmington CT, contact.
- c. Petition #21-14: Special Exception (Section 3.2.8: Charitable and Civic Event) on Market Square (Classic Car Show). Newington Chamber of Commerce, applicant; Bob Newbold, 50 Centerwood Road, Newington CT, contact.

**X. TOWN PLANNER REPORTS:**

- a. Town Planner Report for April 9, 2014

**XI. COMMUNICATIONS**

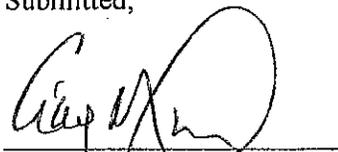
**XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XIII. REMARKS BY COMMISSIONERS**

**XIV. CLOSING REMARKS BY THE CHAIRMAN**

**XV. ADJOURN**

Submitted,



Craig Minor, AICP  
Town Planner