



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Wednesday, May 27, 2015

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

7:00 p.m.

C O R R E C T E D A G E N D A

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL AND SEATING OF ALTERNATES**
- III. APPROVAL OF AGENDA**
- IV. PUBLIC HEARINGS**
 - a. Petition #13-15: Special Exception (Section 3.11.6: Restaurant) at 464 New Britain Avenue. Allyn and Linda Brown, owner; Luigi DeNovellis, applicant/contact, 124 Two Stone Drive, Wethersfield, CT. Continued from April 22, 2015.
 - b. Petition #03-15: Moratorium on Higher Density Residential Development near CTfastrak Stations (new Section 3.0). Town Plan and Zoning Commission, applicant.
- V. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**
- VI. REMARKS BY COMMISSIONERS**
- VII. MINUTES**
 - a. Special Meeting April 22, 2015
 - b. Regular Meeting May 13, 2015
 - c. Special Meeting May 13, 2015
- VIII. NEW BUSINESS**
 - a. Informal Presentation of proposed retail development at 1593 Southeast Road.
 - b. Petition #17-15: One-lot Subdivision at 149 Maple Hill Avenue. Maple Hill Development LLC, owner; Mary Kate VanValkenburg, 149 Maple Hill Avenue, Newington CT, applicant/contact.
 - c. Petition #18-15: TPZ Approval (Section 3.23.1: Outside Use) for Tent Sale at 2985 Berlin Turnpike (Dick's Sporting Goods). Dick's Sporting Goods, applicant; Brixmor Property Group, owner; Tanya Atkielski, 2985 Berlin Turnpike, Newington CT, contact.

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IX. OLD BUSINESS

- a. 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.
- b. Petition #15-15: Special Exception (Section 3.17.6: Recreation Uses) at 475 Willard Avenue. Fun Quest Inc., applicant; Newington 2007 LLC, owner; Seema Sabarad, 12 Baldwin Drive, Farmington CT, contact.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

XI. TOWN PLANNER REPORT

- a. Town Planner Report for May 27, 2015

XII. COMMUNICATIONS

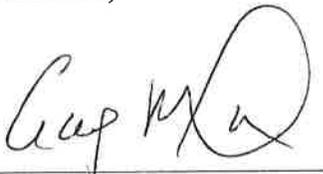
XIII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIV. REMARKS BY COMMISSIONERS

XV. CLOSING REMARKS BY THE CHAIRMAN

XVI. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner