



TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING AND REGULAR MEETING

Wednesday, May 28, 2014

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

7:30 p.m.

A G E N D A

I. ROLL CALL AND SEATING OF ALTERNATES

II. APPROVAL OF AGENDA

III. PUBLIC HEARINGS

- a. Petition #23-14: Special Exception (Section 6.2.4: Free-Standing Sign) at 2551 Berlin Turnpike ("Cody Plaza"). Bianca Signs Inc, applicant; 2551 Berlin Turnpike LLC, owner; Paul Bianca, Bianca American Signs Inc., 99 Newington Avenue, New Britain CT, contact.
- b. Petition #30-14: Special Exception (Section 3.15.4: Drive-through Restaurant) at 3120 Berlin Turnpike ("Panera"). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL, contact.

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

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. May 14, 2014

VII. NEW BUSINESS:

- a. Petition #18-14: Site Plan Approval (Commercial Building) at 2272 Berlin Turnpike. Parth Patel, applicant; Seva Sadan LLC, owner; Parth Patel, 58 Meadow Lane, Berlin CT, contact.
- b. Petition #22-14: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 2985 Berlin Turnpike ("Turnpike Plaza"). TNT Fireworks, applicant; Brixmor Property Group, owner; Brian Kearney, 93 Chanbrook Road, Stratford CT, contact.

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- c. Petition #31-14: Site Plan Approval (Drive-through Restaurant) at 3120 Berlin Turnpike ("Panera"). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL, contact.
- d. Petition #32-14: Site Plan Approval (Building Addition) at 218-240 Hartford Road ("Data-Mail"). Data-Mail Inc, applicant; Mandrell Properties LLC, owner; James McCloskey, 218 Hartford Road, Newington CT, contact
- e. Tree Preservation Easement at "Packard's Way". Donna DiMauro, owner/contact.
- f. Appointment of TPZ Commissioner to the Newington Town Council "Housing Study Committee".

VIII. OLD BUSINESS:

- a. 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.

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING:

- a. Petition #33-14: Special Exception (Section 3.2.5: Convalescent or Nursing Home) at 2125 Main Street. Middlewoods of Newington, owner/applicant; David Lawler, 580 Long Hill Avenue, Shelton CT, contact.

X. TOWN PLANNER REPORTS:

- a. Town Planner Report for May 28, 2014

XI. COMMUNICATIONS

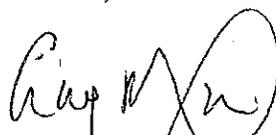
XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURN

Submitted,



 Craig Minor, AICP
 Town Planner