



# NEWINGTON TOWN PLAN AND ZONING COMMISSION

## REGULAR MEETING and PUBLIC HEARING

Wednesday, May 8, 2013

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 HEARING:

- a. Petition #18-13: Special Exception (Section 6.2.4: Freestanding Business Sign) at 3573 Berlin Turnpike (Gateway Plaza). Brown Realty LLC, owner; James Brown 59 Cove Road, Lyme CT, applicant/contact.
- b. Petition #20-13: Special Exception (Section 3.15.6: Place of Recreation) at 102 Pane Road. H&H Investments LLC, owner; Bounce Around Inflatables LLC, applicant; Santiago Gil 50 Woodruff Circle, Berlin CT, contact.

IV. PUBLIC PARTICIPATION (for items not listed on the Agenda; each speaker limited to two minutes)

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. April 24, 2013

VII. NEW BUSINESS:

- a. Petition #23-13: TPZ Approval of Outdoor Restaurant Seating at 24 Fenn Road ("Mooyah's"). Hayes-Kaufman Newington LLC, owner; Mooyah's Fenn LLC, applicant; Matt Rusconi, 45 South Main Street, West Hartford CT, contact person.
- b. Petition #24-13: TPZ Approval of Outdoor Restaurant Seating at 2551 Berlin Turnpike ("The Sloppy Waffle"). 2551 Berlin Turnpike LLC, owner; Luz Ramos, 164 Eddy Lane, Newington CT, applicant/contact person.

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BY *Tanya D. Lane*  
TOWN CLERK

**VIII. OLD BUSINESS:**

- a. Petition #15-13: Zone Change (Planned Development to Planned Residential) at 2116 Main Street. Town Plan and Zoning Commission, applicant/contact; State of Connecticut Department of Transportation, owner.
- b. TPZ-endorsement of the "Senior Affordable Housing Overlay Zone" technical assistance grant application submitted to the Capital Region Council of Governments (CRCOG).

**IX. PETITIONS FOR PUBLIC HEARING SCHEDULING:**

- a. Petition #25-13: Special Exception (Section 6.6.2: Sell or Serve Alcoholic Beverages) at 3575 Berlin Turnpike ("Chipotle"). Chipotle Mexican Grill of Colorado, LLC, applicant; Brown Development LLC, owner; Curtis White, 1401 Wynkoop Street, Denver CO, contact .
- b. Petition #26-13: Zoning Amendment (Section 6.2: Signs). Town Plan and Zoning Commission, applicant/contact.
- c. Petition #27-13: Special Exception (Section 6.2.4: Free-standing Business Sign) at 266 Kitts Lane ("Tyne/Dale Electrical Contractors"). Hartford Sign and Design, applicant; Redphin Associates, owner; Darin Senna, 304 Murphy Road, Hartford CT, contact.

**X. TOWN PLANNER REPORT**

- a. Town Planner Report for May 8, 2013
- b. ZEO Monthly Report for April 2013.

**XI. COMMUNICATIONS**

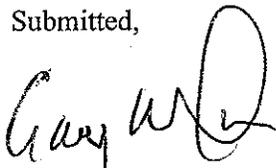
**XII. PUBLIC PARTICIPATION (for items not listed on the on the Agenda; each speaker limited to two minutes)**

**XIII. REMARKS BY COMMISSIONERS**

**XIV. CLOSING REMARKS BY THE CHAIRMAN**

**XV. ADJOURNMENT**

Submitted,



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Craig Minor, AICP  
Town Planner