



# TOWN PLAN AND ZONING COMMISSION

## PUBLIC HEARING AND REGULAR MEETING

Wednesday, June 11, 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 #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. Continued from May 28, 2014.
- b. 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.
- c. 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.
- d. Petition #35-14: Special Exception (Section 6.2.4: Free-Standing Sign) at Constitution Plaza. Val Ginn, applicant; Town of Newington, owner; Val Ginn, 56 Farmingdale Road, Wethersfield CT, contact.

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

#### V. REMARKS BY COMMISSIONERS

#### VI. MINUTES:

- a. May 28, 2014
- b. May 28, 2014 Special Meeting

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BY *Tanya D. Lane*  
TOWN CLERK

**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.
- 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; Mandell Properties LLC, owner; James McCloskey, 218 Hartford Avenue, Newington CT, contact
- e. Petition #36-14: Site Plan Modification (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.
- f. Tree Preservation Easement at "Packard's Way". Donna DiMauro, owner/contact.
- g. Petition #34-14: Site Plan Approval (Additional Parking) at 2125 Main Street. Middlewoods of Newington, owner/applicant; David Lawler, 580 Long Hill Avenue, Shelton CT, contact.

**VIII. OLD BUSINESS**

**IX. PETITIONS FOR PUBLIC HEARING SCHEDULING**

**X. TOWN PLANNER REPORTS:**

- a. Town Planner Report for June 11, 2014

**XI. COMMUNICATIONS**

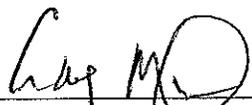
**XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XIII. REMARKS BY COMMISSIONERS**

**XIV. CLOSING REMARKS BY THE CHAIRMAN**

**XV. ADJOURN**

Submitted,

  
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Craig Minor, AICP  
Town Planner