



NEWINGTON TOWN PLAN AND ZONING COMMISSION

REGULAR MEETING and PUBLIC HEARING

Wednesday, June 12, 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 #19-13: Zoning Text Amendment to Section 6.1.1.C (Parking Standards). Hayes-Kaufman Newington Associates LLC, applicant; Mark S. Shipman 20 Batterson Park Road, Farmington CT, contact.
- b. Petition #28-13: Special Exception (Section 3.15.3: Restaurant) at 32 Fenn Road. Baires LLC, applicant; Hayes Kaufmann Newington Associates LLC, owner; Albert Garrido, contact.
- c. Petition #29-13: Special Exception (Section 6.2.4: Free Standing Sign) at 56 Fenn Road. Wayside Fence Company, applicant; 56 Fenn Road LLC, owner; Chris Gueret, contact.
- d. Petition #31-13: Special Exception (Section 3.15.3: Restaurant) at 10 East Cedar Street.; Newington Development Associates LLC, owner; Anzor Tatashadze, 100 West Street Apt. A3, Rocky Hill CT, applicant/contact.

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

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. May 22, 2013

VII. NEW BUSINESS:

- a. Petition #14-13: One-Lot Subdivision Approval 32 Brooks Edge Drive (Lot #6). Frank Kowal, owner/applicant/contact.

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

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BY *[Signature]*

TOWN CLERK

- b. Petition #32-13: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 56 Costello Road (T-Bowl Lanes). Keystone Novelties, LLC applicant; CMB Inc, owner; Brian Frederick, 201 Seymour Street, Lancaster PA, contact.
- c. Letter from Community Renewal Team regarding possible Assisted Living Facility.

VIII. OLD BUSINESS:

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING:

- a. Petition #33-13: Zone Change (Section 7.6.1) to apply Willard Avenue Development District to the existing R-12 property at 240 Cedar Street. Premier Partners & Associates LLC, applicant; Robert Nagy, owner; Patrick Snow, 110 Court Street, Cromwell CT, contact.
- b. Petition #34-13: Special Exception (Section 3.7: Special Exceptions in the R-12 and R-7 Zone) for Multi-Family Use at 240 Cedar Street ("Kellogg Farm Apartment"). Premier Partners & Associates LLC, applicant; Robert Nagy, owner; Patrick Snow, 110 Court Street, Cromwell CT, contact.

X. TOWN PLANNER REPORT

- a. Town Planner Report for June 12, 2013
- b. Performance Bond Reduction at "Gateway Plaza"

XI. COMMUNICATIONS

- a. Email from Town Attorney regarding optional public hearings

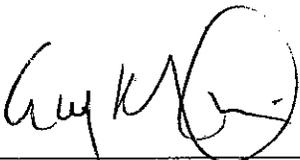
XII. PUBLIC PARTICIPATION (for items not listed on the on the Agenda; each speaker limited to two minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURNMENT

Submitted,



Craig Minor, AICP
Town Planner