



**TOWN PLAN AND ZONING COMMISSION**  
**PUBLIC HEARING AND REGULAR MEETING**  
**Wednesday, June 22, 2016**

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

**7:00 p.m.**

**A G E N D A**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL AND SEATING OF ALTERNATES**
- III. APPROVAL OF AGENDA**
- IV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**
- V. REMARKS BY COMMISSIONERS**
- VI. PUBLIC HEARING**
  - a. Petition #06-16: Zoning Text Amendment (Sections 5 - 9). TPZ, applicant/contact. Continued from June 8, 2016.
  - b. Petition #22-16: Special Permit (Section 3.15.3: Restaurant) at 2551 Berlin Turnpike (The Sloppy Waffle). The Sloppy Waffle, applicant; 2551 Berlin Turnpike LLC, owner; Luz Ramos, 164 Eddy Lane, Newington CT, contact. Continued from June 8, 2016.
  - c. Petition #19-16: Zoning Text Amendment (Section 3.49 and 6.7: Interior Lots). Town Plan and Zoning Commission, applicant.
  - d. Petition #27-16: Special Permit (Section 6.2.4: Freestanding Sign) at 109 Stamm Road. Sign Pro Inc., applicant; Lot 5 Styles Avenue LLC, owner; Robert Kuszpa, Sign Pro Inc., 60 Westfield Drive, Plantsville CT, contact.
- VII. APPROVAL OF MINUTES**
  - a. Regular Meeting on May 25, 2016
  - b. Special Meeting on June 6, 2016

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NEWINGTON LAND RECORDS**

**2016 JUN 17 AM 10: 05**

BY *Tanya D. Lane*  
TOWN CLERK

**VIII. NEW BUSINESS**

- a. Petition #24-16: Site Plan Approval at 131 Summit Street. 131 Summit Street LLC, owner; Dan Pizzoferrato, 308 Alumni Road, Newington CT, applicant/contact.
- b. Petition #25-16: Site Plan Modification at 136 Rockwell Road. Perlini Enterprises LLC, owner; Ernest Perlini, applicant; Alan Bongiovanni, 170 Pane Road, Newington CT contact.
- c. Petition #31-16: Site Plan Modification at 300 Alumni Road. Top Gun CT Realty LLC, owner/applicant; Scott Graczyk, 300 Alumni Road, Newington CT, contact.

**IX. OLD BUSINESS**

- a. Petition #10-16: Zoning Text Amendment (Section 6.15: Low Impact Development). Town Plan and Zoning Commission, applicant.
- b. Petition #26-16: Site Plan Modification at 75 Rockwell Road. Solid Rock Realty LLC, owner; Lynn Welding, applicant; Alan Bongiovanni, 170 Pane Road, Newington CT, contact.
- c. Alumni Road Traffic Signal.

**X. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- a. Petition #28-16: Zoning Text Amendment (Section 3.0: Higher Density Residential Development Moratorium). Town Plan and Zoning Commission, applicant.

**XI. TOWN PLANNER REPORT**

- a. Town Planner Report for June 22, 2016

**XII. COMMUNICATIONS**

- a. CRCOG Zoning Reports to Berlin, Farmington, Hartford, and West Hartford TPZ.

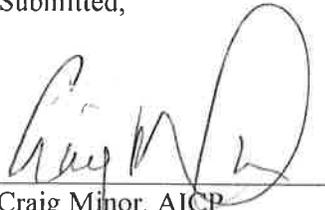
**XIII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XI. REMARKS BY COMMISSIONERS**

**XV. CLOSING REMARKS BY THE CHAIRMAN**

**XVI. ADJOURN**

Submitted,



Craig Minor, AICP  
Town Planner