



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Wednesday, June 8, 2016

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

7:00 p.m.

A G E N D A

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

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BY *Tanya D. Lane*
TOWN CLERK

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND SEATING OF ALTERNATES
- III. APPROVAL OF AGENDA
- IV. ZONING ENFORCEMENT OFFICER REPORT
- V. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)
- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING
 - a. Petition #07-16: Zoning Text Amendment (Section 3.15; 3.17; 6.11: Auto-Related Uses). Modern Tire Recapping Company Inc., applicant; Attorney Timothy J. Hollister, One Constitution Plaza, Harford CT, contact. Continued from May 25, 2016.
 - b. Petition #06-16: Zoning Text Amendment (Sections 5 - 9). TPZ, applicant/contact. Continued from May 25, 2016.
 - c. 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.
 - d. Petition #10-16: Zoning Text Amendment (Section 6.15: Low Impact Development). Town Plan and Zoning Commission, applicant.
- VIII. APPROVAL OF MINUTES
 - a. Regular Meeting on May 11, 2016
- IX. NEW BUSINESS
 - a. Petition #23-16: Site Plan Modification (Tent Sale) at 2985 Berlin Turnpike (Dick's Sporting Goods). Dick's Sporting Goods, applicant; Brixmor Property Group, owner; Nathalie Orapeza, 2985 Berlin Turnpike, Newington CT, contact.

- b. Petition #24-16: Site Plan Approval at 131 Summit Street. 131 Summit Street LLC, owner; Dan Pizzoferrato, 308 Alumni Road, Newington CT, applicant/contact.
- c. 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.
- d. 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.

X. OLD BUSINESS

- a. Petition #17-16: Site Plan Modification at 2355 Berlin Turnpike (McDonald's Restaurant). McDonald's USA, owner/applicant; Eric Dubrule, Bohler Engineering, 352 Turnpike Road, Southborough, MA, contact.
- b. Petition #18-16: Special Permit (Section 6.2.4: Freestanding Sign) at 177 Day Street (Newington Veterinary Clinic). Sign Pro Inc., applicant; 177 Day Street LLC, owner; Robert Kuszpa, Sign Pro Inc., 60 Westfield Drive, Plantsville CT, contact.
- c. Petition #20-16: Site Plan Modification at 80 Fenn Road. Fenn Road 80 LLC, owner/applicant; Joseph Sullo, Wethersfield CT, contact.
- d. Alumni Road Traffic Signal.

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- a. 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.

XII. TOWN PLANNER REPORT

- a. Town Planner Report for June 8, 2016

XIII. COMMUNICATIONS

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

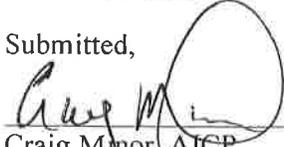
XIV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XV. REMARKS BY COMMISSIONERS

XVI. CLOSING REMARKS BY THE CHAIRMAN

XVII. ADJOURN

Submitted,


Craig Minor, AICP
Town Planner