



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Wednesday, July 13, 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. 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 #06-16: Zoning Text Amendment (Sections 5 - 9). TPZ, applicant/contact. Continued from June 22, 2016.
 - b. Petition #19-16: Zoning Text Amendment (Section 3.49 and 6.7: Interior Lots). Town Plan and Zoning Commission, applicant. Continued from June 22, 2016
 - c. Petition #28-16: Zoning Text Amendment (Section 3.0: Higher Density Residential Development Moratorium). Town Plan and Zoning Commission, applicant.
- VIII. APPROVAL OF MINUTES
- IX. NEW BUSINESS
 - a. 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.
 - b. Petition #29-16: Site Plan Modification at 49 Hollow Tree Lane. Hollow Tree Lane LLC, owner; Steve Reilly, 49 Hollow Tree Lane, Newington CT, applicant/contact.

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BY *Tanya D Lane*
TOWN CLERK

X. OLD BUSINESS

- 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.
- b. Alumni Road Traffic Signal.

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- a. Petition #32-16: Special Permit (Section 3.4.4: Home Occupation and Professional Office) at 51 Gilbert Road. Kristin Vacca, applicant; Frank and Kristin Vacca, owner; Frank Vacca, 51 Gilbert Road, Newington CT, contact.
- b. Petition #33-16: Special Permit (Section 3.15.4: Drive Through Restaurant) at 3120 Berlin Turnpike (Panera Bread). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street, Chicago IL, contact.
- c. Petition #35-16: Special Permit (Section 3.2.9: Daycare) at 41 West Hartford Road (Temple Sinai). Family Tree Childcare, applicant; Temple Sinai of Newington Inc., owner; Jean Sutton, 117 McDowell Road, Middletown CT, contact.
- d. Petition #37-16: Special Permit (Section 6.3.6: Special Flood Hazard Area) at 593 Cedar Street. iHeartMedia, applicant; SFX Broadcasting of CT, owner; Rick Walsh, 10 Columbus Boulevard, Hartford CT, contact.

XII. TOWN PLANNER REPORT

- a. Town Planner Report for July 13, 2016

XIII. COMMUNICATIONS

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

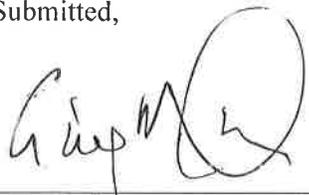
XIV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XV. REMARKS BY COMMISSIONERS

XVI. CLOSING REMARKS BY THE CHAIRMAN

XVII. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner