



TOWN PLAN AND ZONING COMMISSION  
PUBLIC HEARING AND REGULAR MEETING  
Wednesday, July 22, 2015

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 HEARINGS
  - a. Petition #26-15: Special Exception (Section 6.13: Accessory Apartment) at 33 Pfister Drive. Bhagyesh and Shveta Patel, applicants; Stefan and Eugenia Jarosz, owner; Bhagyesh Patel, 114 Gloucester Court, Newington CT, contact.
  - c. Petition #27-15: Special Exception (Section 3.11.1: Dance Studio) at 37 Ann Street. Backstage Academy of Dance, applicant; 37 Ann Street LLC, owner; Kimberley Larson, 7 Wintergreen Road, Bristol CT, contact.
- V. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)
- VI. REMARKS BY COMMISSIONERS
- VII. MINUTES
  - a. Regular Meeting June 24, 2015
  - b. Special Meeting June 10, 2015
  - c. Special Meeting July 8, 2015
- VIII. NEW BUSINESS
  - a. Petition #17-15: One-lot Subdivision at 149 Maple Hill Avenue. Maple Hill Development LLC, owner; Mary Kate VanValkenburg, 149 Maple Hill Avenue, Newington CT, applicant/contact.
  - b. Petition #20-15: Site Plan Approval at 1593 Southeast Road. CPD Properties 1593 New Britain Avenue LLC, owner/applicant; Mark Grocki, VHB, 100 Great Meadow Road Suite 200, Wethersfield CT, contact.

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BY Tanya D. Larson  
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- c. Petition #24a-15: Site Plan Approval (Section 3.11.6: Restaurant) at 3375 Berlin Turnpike (Raymour & Flanigan). WNT VIII LLC, applicant; Furniture Executives No. 4 LP, owner; Michael Hamlin, 287 Chesterwood Terrace, Southington CT, contact.
- d. TOD (Transit-Oriented Development) Regulations for CTfastrak Neighborhoods.
- e. Proposed Open Space Zone.

**IX. OLD BUSINESS**

- a. Petition #19-15: Zone Change (CD to B) at 1593 Southeast Road. CPD Properties 1593 New Britain Avenue LLC, owner/applicant; Mark Grocki, VHB, 100 Great Meadow Road Suite 200, Wethersfield CT, contact.
- b. Petition #24-15: Special Exception (Section 3.11.6: Restaurant) at 3375 Berlin Turnpike (Raymour & Flanigan). WNT VIII LLC, applicant; Furniture Executives No. 4 LP, owner; Michael Hamlin, 287 Chesterwood Terrace, Southington CT, contact.

**X. PETITIONS FOR PUBLIC HEARING SCHEDULING**

**XI. TOWN PLANNER REPORT**

- a. Town Planner Report for July 22, 2015
- b. New "Fair Housing" rules

**XII. COMMUNICATIONS**

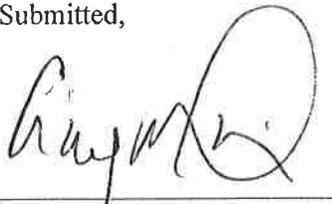
**XIII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XIV. REMARKS BY COMMISSIONERS**

**XV. CLOSING REMARKS BY THE CHAIRMAN**

**XVI. ADJOURN**

Submitted,



Craig Minor, AICP  
Town Planner