



## NEWINGTON TOWN PLAN AND ZONING COMMISSION

### REGULAR MEETING and PUBLIC HEARING

Wednesday, July 24, 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 #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. Continued from June 26, 2013.
- b. Petition #33-13: Zone Change (Section 7.6.1) to apply the Willard Avenue Development District Overlay to the parcel at 240 Cedar Street. Premier Partners & Associates LLC, applicant; Robert Nagy, owner; Patrick Snow, 110 Court Street, Cromwell CT, contact. Continued from June 26, 2013.
- c. 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. Continued from June 26, 2013.
- d. Petition #37-13: Special Exception (Section 6.2.4: Freestanding Business Sign) at 851 Willard Avenue ("Eddy Farm"). Lucy Fox, owner; Andy Billipp, 277 Cedar Street, Newington CT, applicant/contact.
- e. Petition #38-13: Special Exception (Section 6.6.2: Sell or Serve Alcoholic Beverages) at 2903 Berlin Turnpike ("Bonefish Grill"). Wex-tuck Realty II LLC, owner/applicant; Nathan Kirschner of Langan Engineering, contact.

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

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BY *Tanya D. Law*

TOWN CLERK

**V. REMARKS BY COMMISSIONERS**

**VI. MINUTES:**

- a. June 26, 2013

**VII. NEW BUSINESS:**

- a. Petition #39-13: Balf Quarry Operations and Site Plan Review.
- b. Petition #42-13: Modification to Approved Site Plan at 2903 Berlin Turnpike ("Bonefish Grill"). Wex-tuck Realty II LLC, owner/applicant; Jason Mikrut, VHB Inc, 54 Tuttle Place, Middletown CT, contact.

**VIII. OLD BUSINESS:**

**IX. PETITIONS FOR PUBLIC HEARING SCHEDULING:**

- a. Petition #40-13: Special Exception (Section 6.2.4: Free Standing Sign) at 100 Milk Lane. Sign-a-rama, applicant; Saputo Dairy Foods USA, owner; Richard Kossakoski, 2162 Silas Deane Highway, Rocky Hill CT, contact.
- b. Petition #41-13: Special Exception (Section 3.2.9: Child Care Center) at 626 Willard Avenue. Barbara Getsinger, applicant; St. Mary Parish, owner; Joseph Keough, 626 Willard Avenue, Newington CT, contact.
- c. Petition #44-13: Special Exception (Section 3.2.5: Convalescent or Nursing Home) at 2125 Main Street. Middlewoods of Newington, owner/applicant; David Long, 580 Long Hill Avenue, Shelton CT, contact.
- d. Petition #45-13: Zoning Text Amendment (Section 6.15: Medical Marijuana Dispensary and Production). Ghulam Azhar, applicant.

**X. TOWN PLANNER REPORT**

- a. Town Planner Report for July 24, 2013

**XI. COMMUNICATIONS**

- a. CRCOG Zoning Referral Z-2013-51 on proposed Zoning Amendment in Farmington
- b. CRCOG Zoning Referral Z-2013-53 on proposed Zoning Amendment in West Hartford
- c. Town of Wethersfield PZC Application #1798-13-Z at 44 Victory Lane

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,

A handwritten signature in black ink, appearing to read "Craig Minor", written over a horizontal line.

Craig Minor, AICP  
Town Planner

