



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Wednesday, August 26, 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. ZONING ENFORCEMENT OFFICER REPORT

V. PUBLIC HEARINGS

- a. Petition #31-15: Zoning Amendment (Section 3.22.1.C: Commercial Vehicle in Residential Zone). Town Plan and Zoning Commission, applicant.

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

VII. REMARKS BY COMMISSIONERS

VIII. MINUTES

- a. Regular Meeting July 8, 2015
b. Special Meeting July 22, 2015

IX. NEW BUSINESS

- a. Petition #24b-15: Site Plan Approval (Section 3.24.6: 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.
- b. Petition #28-15: Site Plan Modification (Section 3.2.5: Convalescent Home) at 238, 256, and 268 New Britain Avenue ("Bel-Air Manor"). Bel-Air Manor Associates, applicant; Bel-Air Manor Associates LLC and Salvatore Sbriglio et al., owners; Matthew Boggio, 88 Ryders Landing Suite 208, Stratford CT, contact.
- c. Petition #30-15: Site Plan Modification (Section 3.16.1: Processing or Assembly of Components or Goods) at 80 Fenn Road. Fenn Road 80 LLC, owner/applicant; Joseph Sullo, 312 Murphy Road, Hartford CT, contact.

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- d. Petition #32-15: Site Plan Modification (Section 3.16.1: Processing or Assembly of Components or Goods) at 50 Rockwell Road. Reno Properties LLC, applicant; 50 Rockwell Road LLC, owner; David Occhialini, Reno Properties, 170 Pane Road, Newington CT, contact.
- e. Petition #33-15: Renewal of Special Permit #51-13: Child Care at 82 Candlewyck Drive. Agnieszka Kaim, 82 Candlewyck Drive, Newington CT, owner/applicant/contact.
- f. Petition #34-15: Subdivision of Duplex House at 45-47 Monte Vista Avenue. Jacques Morreale, 123 Cherry Hill Drive, Newington CT, owner/applicant/contact.
- g. TOD (Transit-Oriented Development) Regulations for CTfastrak Neighborhoods.
- h. Proposed Open Space Zone.

X. OLD BUSINESS

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- a. Petition #29-15: Special Exception (Section 3.2.5: Convalescent Home) at 238, 256, and 268 New Britain Avenue (“Bel-Air Manor”). Bel-Air Manor Associates, applicant; Bel-Air Manor Associates LLC and Salvatore Sbriglio et al., owners; Matthew Boggio, 88 Ryders Landing Suite 208, Stratford CT, contact.

XII. TOWN PLANNER REPORT

- a. Town Planner Report for August 26, 2015

XIII. COMMUNICATIONS

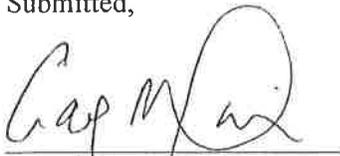
XIV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XV. REMARKS BY COMMISSIONERS

XVI. CLOSING REMARKS BY THE CHAIRMAN

XVII. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner