



TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING AND REGULAR MEETING

Wednesday, August 27, 2014

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 HEARINGS

- a. Petition #30-14: Special Exception (Section 3.15.4: Drive-through Restaurant) at 209 Berlin Turnpike ("Panera"). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL, contact. Continued from June 25, 2014.
- b. Petition #25-14: Zone Change (Industrial to PD) at 16 Fenn Road. Fenn Road Associates LLC, owner/applicant; Richard P. Hayes Jr, 1471 Pleasant Valley Road, Manchester CT, contact. Continued from June 25, 2014.
- c. Petition #26-14: Special Exception (Section 3.19.4: Fueling Station) at 16 Fenn Road. Fenn Road Associates LLC, owner/applicant; Richard P. Hayes Jr, 1471 Pleasant Valley Road, Manchester CT, contact. Continued from June 25, 2014.

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

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. July 9, 2014

VII. NEW BUSINESS

- a. Petition #31-14: Site Plan Approval (Drive-through Restaurant) at 3120 Berlin Turnpike ("Panera"). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL, contact.
- b. Petition #43-14: Site Plan Approval (Parking Lot Expansion) at 79 Stanwell Road. JSC Liquidating Trust, owner; PDS Engineering & Construction, applicant; Frank Borawski, 107 Old Windsor Road, Bloomfield CT, contact.

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2014 AUG 21 PM 2:24

Tanya D. Lenn

TOWN CLERK

- c. Performance Bond Release at 1095 Main Street (Farmington Bank).
- d. Performance Bond Release at Veterans Drive (Victory Gardens).

VIII. OLD BUSINESS

- a. Petition #38-14: Special Exception (Section 6.2.4: Free-Standing Sign) at 184 Fenn Road. Arnco Sign Company, applicant; Extra Space Properties Two LLC, owner; Marc Cohen, 1130 So. Broad Street, Wallingford CT, contact.

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING

- a. Petition #44-14: Special Exception (Section 6.15.6: Health Club) at 37 Ann Street. 37 Ann Street LLC, owner; CT Workout, applicant; Benjamin Petitpas, 85 Market Square, Newington CT, contact.

X. TOWN PLANNER REPORT

- a. Town Planner Report for August 27, 2014
- b. Appointment of Temporary ZEO

XI. COMMUNICATIONS

- a. Memo from Town Manager dated August 14, 2014 re Sec. 8-24 Referral for the Town Hall/Community Center project
- b. Letter from Gary Bolles dated July 28, 2014 re Town Hall/Community Center Project
- c. Zoning Referral from CRCOG dated August 7, 2014 re proposed change to Berlin Zoning Regulations

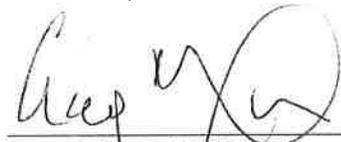
XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner