



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Thursday, September 24, 2015

Town Hall Conference Room L-101
131 Cedar Street, Newington, CT 06111

8:00 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 #29-15: Special Permit (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. Continued from September 9, 2015.

b. Petition #35-15: Special Permit (Section 3.11.6: Restaurant) for "Subway" at 63 East Cedar Street. Newington Sovereign Bank Plaza LLC, owner; Terrence McMorro, 433 Old Mountain Road, Farmington, CT, applicant/contact.

c. Show Cause Hearing to Revoke Special Permit #16-14: Special Exception (Section 3.15.3: Outside Restaurant Seating) at 3260 Berlin Turnpike ("Plaza Azteca Restaurant"). Hector Angel, owner; Manuel Rubio, applicant/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 July 22, 2015

b. Regular Meeting August 26, 2015

VIII. NEW BUSINESS

a. Petition #30-15: Site Plan Modification at 80 Fenn Road. Fenn Road 80 LLC, owner/applicant; Joseph Sullo, 312 Murphy Road, Hartford CT, contact.

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- b. Petition #28-15: Site Plan Modification 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 #36-15: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Tent Sale at 3388 Berlin Turnpike (“Rizzo Pools”). Albert Rizzo Inc., owner; James Galvin, 3388 Berlin Turnpike, Newington CT, applicant/contact.

IX. OLD BUSINESS

- a. Petition #34-15: Resubdivision of Parcel at 45-47 Monte Vista Avenue. Jacques Morreale, 123 Cherry Hill Drive, Newington CT, owner/applicant/contact.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- a. Petition #37-15: Special Permit (Section 3.2.1: Churches and Places of Worship) at 800 North Mountain Road. Hartford Liederkranz Inc., owner; St. Thomas Indian Orthodox Church, applicant; Rev. Fr. Abraham Philip, 10 Lantern Road, Newington CT, contact.
- b. Petition #38-15: Special Permit (Section 3.11.6: Restaurant) at 39-41 Market Square. Sarjac Partners LLC, owner; Nichole Vega and Michelle Dickenson, applicants; Nichole Vega, 163 Francis Street, New Britain CT, contact.

XI. TOWN PLANNER REPORT

- a. Town Planner Report for September 24, 2015

XII. COMMUNICATIONS

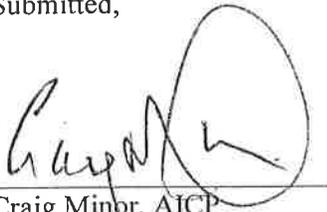
XIII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIV. REMARKS BY COMMISSIONERS

XV. CLOSING REMARKS BY THE CHAIRMAN

XVI. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner