



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Wednesday, September 9, 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 #31-15: Zoning Text Amendment (Section 3.22.1.C: Commercial Vehicle in Residential Zones) to change the definition of "commercial vehicle". Newington TPZ, applicant/contact. Continued from August 26, 2015.
- b. 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.
- c. Petition #34-15: Resubdivision of Parcel at 45-47 Monte Vista Avenue. Jacques Morreale, 123 Cherry Hill Drive, Newington CT, owner/applicant/contact.
- d. 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.

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

VI. REMARKS BY COMMISSIONERS

VII. MINUTES

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.
- b. Petition #32-15: Site Plan Modification at 50 Rockwell Road. Reno Properties LLC, applicant; 50 Rockwell Road LLC, owner; David Occhialini, Reno Properties, 170 Pane Road, Newington CT, contact.

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BY *Tanya D. L...*
TOWN CLERK

c. Discuss format of TOD Informational Session on September 24, 2015.

IX. OLD BUSINESS

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

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

XI. TOWN PLANNER REPORT

a. Town Planner Report for September 9, 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,

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

Craig Minor, AICP
Town Planner