

TOWN OF NEWINGTON  
**TOWN PLAN AND ZONING COMMISSION**

March 13, 2019 - 7:00 P.M.

Town Hall - Conference Room L101

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**AGENDA**

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND SEATING OF ALTERNATES
- III. APPROVAL OF AGENDA
- IV. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes)
- V. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 13FEB2019.PDF](#)

- VI. ZONING ENFORCEMENT OFFICER REPORT
- VII. REMARKS BY COMMISSIONERS
- VIII. PUBLIC HEARING

- A. Petition #03-19: Zoning Text Amendment (Sec. 3.11.6, Sec. 3.16, And Sec. 6.11):  
Motor Vehicle Service Uses. Town Plan And Zoning Commission, Applicant.

Documents:

[TP MEMO MOTOR VEHICLE TA 13MAR2019.PDF](#)  
[PROPOSED 25JAN2019.PDF](#)

- B. Petition #04-19: Special Permit (Sec. 3.11.6: Restaurant) At 2184 Berlin Turnpike.  
Bianca Real Estate LLC, Owner; Melissa Taricani, Applicant; Anthony Taricani, 230  
Jubilee Street, New Britain CT, Contact.

Documents:

[TP MEMO 04-19 BOLONEY SPT 13MAR2019.PDF](#)  
[APPLICATION 04-19 TONY BOLONEY SPT.PDF](#)  
[FLOOR PLAN.JPG](#)  
[40-SCALE AERIAL.PDF](#)

- C. Petition #05-19: Special Permit (Sec. 6.2.4: Free-Standing Sign) At 3443 Berlin  
Turnpike. Garrett Homes LLC, Owner; C+ Sign Service, Applicant; David Hemming, 500  
Industrial Park Road, Deep River CT, Contact.

Documents:

TP MEMO 05-19 OREILLY SPT 27FEB2019.PDF  
PETITION 05-19 OREILLY SIGN SPT.PDF

IX. NEW BUSINESS

- A. Petition #06-19: Site Plan Modification At 94 Holmes Road. 94 Holmes Road LLC, Owner/Applicant; James P. Cassidy P.E., 630 Main Street, Cromwell CT, Contact.

Documents:

TP MEMO 06-19 HOLMES SPM 27FEB2019.PDF  
APPLICATION 06-19 HOLMES ROAD SPM.PDF  
AERIAL PHOTO.PDF  
TP REVIEW COMMENTS 06-19 SPM 04FEB2019.PDF  
TE COMMENTS ON 94 HOLMES ROAD 19FEB2019.PDF

- B. Petition #13-19: Extension Of Map Filing Deadline For Karanian Resubdivision At 179 Meadow Street. Estate Of Faye H. Karanian, Owner/Applicant; Mark Friend, 81 Rankin Road, Glastonbury CT, Contact.

Documents:

TP MEMO 13-19 KARANIAN EXTENSION 13MAR2019.DOC  
KARANIAN FILING EXTENSION LETTER.PDF

- C. Newington Ridge Preserve.

X. OLD BUSINESS

- A. Update On Petition #01-18: Site Plan Approval At 3443 Berlin Turnpike ("O'Reilly Auto Parts"). Garrett Homes LLC, Applicant; Edward S. And Laura Seremet, Owners; Michael Sullivan PE, 355 Research Parkway, Meriden CT, Contact.

Documents:

TP MEMO 01-18 OREILLY 13MAR2019.PDF

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #07-19: Special Permit (Sec. 3.2.1: Churches And Places Of Worship) At 6 Church Street. Vaishnav Parivar Of CT, Owner/Applicant; Rajeev Desai, 712 France Street, Rocky Hill CT, Contact.

Documents:

TP MEMO 07-19 VAISHNAV SPT 27FEB2019.PDF  
APPLICATION 07-19 VAISHNAV SPT.PDF  
AERIAL PHOTO 6 CHURCH STREET.PDF

- B. Petition #09-19: Special Permit (Sec. 3.2.8: Group Day Care Homes And Child Care Centers, And Adult Day Care Centers) At 395 Willard Avenue. Colchester Properties LLC, Applicant; 395 Willard LLC, Owner; Eric Spungin, 56 East Main Street, Avon CT, Contact.

Documents:

TP MEMO 09-19 WILLARD SPT 13MAR2019.PDF  
APPLICATION 09-19 395 WILLARD SPT.PDF

[AERIAL PHOTO.PDF](#)

- C. Petition #10-19: Special Permit (Sec. 3.2.7: Charitable, Religious, Social And Civic Events) At The Municipal Parking Lot ("Big K Flea Market"). Kiwanis Club Of Newington, Applicant; Town Of Newington, Owner; Daniel Henry, 140 Fisk Drive, Newington CT, Contact.

Documents:

[TP MEMO 10-19 KIWANIS SPT 27FEB2019.PDF](#)  
[APPLICATION 10-10 KIWANIS SPT.PDF](#)

- D. Petition #11-19: Special Permit (Section 3.15.3: Restaurant Outside Seating) At 3260 Berlin Turnpike ("Plaza Azteca"). John Kennelly, Applicant; Kleban Newington LLC, Owner; Manuel Rubio, 3260 Berlin Turnpike, Newington CT, Contact.

Documents:

[TP MEMO 11-19 CINCO DE MAYO SPT 13MAR2019.PDF](#)  
[APPLICATION 11-19 CINCO DE MAYO SPT.PDF](#)

XII. TOWN PLANNER REPORT

Documents:

[TOWN PLANNER REPORT 13MAR2019.PDF](#)

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