

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

January 12, 2022 - 7:00 P.M.

This meeting will be presented as a Zoom Webinar/Meeting.
Information on how to attend will be posted on the Town website at:
<https://www.newingtonct.gov/virtualmeetingschedule>

AMENDED 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. ZONING ENFORCEMENT OFFICER REPORT
 - A. ZONING ENFORCEMENT OFFICER REPORT

Documents:

[12-30-21 ZEO REPORT - DECEMBER.PDF](#)

VI. REMARKS BY COMMISSIONERS

VII. PUBLIC HEARING

- A. Petition #53-21, Special Permit (Sec. 3.11.14) To Allow Apartments In A Business Building At 566 New Britain Ave., Applicant And Contact: Wieslaw S. Kaczynski, Owner: Wieslaw S. & Margozata Kaczynski.

Documents:

[53-21 STAFF REPORT.PDF](#)
[53-21 APPLICATION SCAN.PDF](#)
[53-21 PLANS.PDF](#)

- B. Petition #54-21, Zoning Text Amendment (Sec. 3.19.2.B.1) To Delete The Requirement That Residential Developments In The PD Zone Be Located On Sites With Direct Access To The Berlin Turnpike Or Streets That Directly Connect To The Berlin Turnpike, Applicant: Alan Bongiovanni.

Documents:

[54-21 STAFF REPORT.PDF](#)
[54-21 APPLICATION SCAN.PDF](#)
[54-21 PROPOSED AMENDMENT.PDF](#)

- C. Petition #50-21, Zoning Text Amendment (Sec 6.16) To Add Medical Marijuana Dispensary Facilities And Production Facilities, Adult-Use Cannabis Cultivator, And

Micro Cultivator To The PD Zone And To Add Adult-Use Cannabis Retailer, Hybrid Retailer, Medical Marijuana Dispensary Facilities To The PD And B Zone, Applicant And Contact: Newington TPZ.

Documents:

[50-21 STAFF REPORT.PDF](#)
[50-21 APPLICATION SCAN.PDF](#)
[50-21 CANNABIS CLEAN.PDF](#)
[50-21 CANNABIS MARKUP.PDF](#)

VIII. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES

Documents:

[REVISED MINUTES 11-10-21.PDF](#)
[TPZ MINUTES 12082021 SPECIAL.PDF](#)
[TPZ MINUTES 12082021 REGULAR.PDF](#)

IX. NEW BUSINESS

- A. Anna Reynolds Building Committee/ Project Presentation
- B. DesegregateCT And Center For Latino Progress Will Introduce Their Upcoming Walk Audit And Workshop To Explore Transit-Oriented Opportunities At Newington Junction

X. OLD BUSINESS

- A. Petition #53-21, Special Permit (Sec. 3.11.14) To Allow Apartments In A Business Building At 566 New Britain Ave., Applicant And Contact: Wieslaw S. Kaczynski, Owner: Wieslaw S. & Margozata Kaczynski.
- B. Petition #54-21, Zoning Text Amendment (Sec. 3.19.2.B.1) To Delete The Requirement That Residential Developments In The PD Zone Be Located On Sites With Direct Access To The Berlin Turnpike Or Streets That Directly Connect To The Berlin Turnpike, Applicant: Alan Bongiovanni.
- C. Petition #50-21, Zoning Text Amendment (Sec 6.16) To Add Medical Marijuana Dispensary Facilities And Production Facilities, Adult-Use Cannabis Cultivator, And Micro Cultivator To The PD Zone And To Add Adult-Use Cannabis Retailer, Hybrid Retailer, Medical Marijuana Dispensary Facilities To The PD And B Zone, Applicant And Contact: Newington TPZ.

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #55-21: Special Permit (Sec. 5.2.7) To Modify An Existing Freestanding Sign To Allow For LED Prices At 430 New Britain Ave., Applicant And Owner: S&S Automotive LLC., Contact: Carolyn Parker.
- B. Petition #56-21: Special Permit (Sec. 6.4.3) To Allow Crushing Of Earth Products Up To 10 Business Days Per Year At 33 Charles Street Adjacent, Applicant: Weber Nursery, Inc., Owner And Contact: Gary Weber And Dorine Carroll.
- C. Petition #01-22, Special Permit (Sec. 3.17.8) And Associated Site Plan To Allow Storage Of Motor Vehicles At 249 Day St., Applicant: Mirabelli Automotive, LLC., Owner: 249 Day Street, LLC., Contact: Robert F. Ludgin.

XII. TOWN PLANNER REPORT

A. Future Agenda Form

This document may be viewed in the [TOWN ARCHIVE CENTER](#).

XIII. COMMUNICATIONS

A. CRCOG Letters

12-8-21 Windsor, Enfield, Coventry, Stafford, Newington x2

12-23-21 East Hampton, Rocky Hill, Newington, Hartford x2, Bristol, Simsbury.

Documents:

[12-8-21 TOWN LETTERS.PDF](#)

[12-23-21 TOWN LETTERS.PDF](#)

B. Land Use Training Guidelines

Documents:

[LAND USE TRAINING GUIDELINES \(PA 21-29 S. 9\).PDF](#)

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