

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

JANUARY 13, 2021 - 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>

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. Use The Zoom "Raise Hand" Function)
- V. ZONING ENFORCEMENT OFFICER REPORT

Documents:

[12-31-20 ZEO REPORT - DECEMBER.PDF](#)

- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING

- A. Petition #39-20: Zoning Text Amendment (Section 3.19.A.4: Transit-Oriented Development (TOD) Overlay District) To Provide Height, Area And Yard Requirements For TOD Zone. Fenn Road Associates, LLC, Applicant/Owner, Mark S. Shipman, 433 S. Main Street, Ste. 319, West Hartford, CT, Contact.

Documents:

[39-20 APPLICATION LETTER.PDF](#)
[39-20 APPLICATION SCAN.PDF](#)
[39-20 MEMO TO TPZ.PDF](#)

- B. Petition #41-20: Special Permit (Section 6.6: Sale Of Alcoholic Beverages) Trans Berlin Corporation, Owner, Rene Lopez, 2434 Berlin Turnpike, Newington, CT, Applicant/Contact.

Documents:

[APPLICATION SCAN UPDATE.PDF](#)
[STAFF REPORT SP 41-20.PDF](#)

- VIII. APPROVAL OF MINUTES
- A. December 9, 2020

Documents:

[12-09-20 TPZ MINUTES REGULAR.PDF](#)
[12-09-20 TPZ MINUTES SPECIAL.PDF](#)

IX. NEW BUSINESS

- A. Petition #40-20: Site Plan Modification At 50 Mill Street Extension (New Meadow Elderly Housing), Elderly Housing Management, Inc., Owner/Applicant, Stephany Seguro, 127 Washington Avenue, 5th Floor East, North Haven, CT, Contact.

Documents:

[40-20 APPLICATION.PDF](#)
[STAFF REPORT SITE PLAN 40-20.PDF](#)
[SITE PLAN-APPLICATION 40-20.PDF](#)

X. OLD BUSINESS

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #42-20: Special Permit (Section 3.4.4: Home Occupation) At 92 Old Musket Drive, Erika Whetzel, 92 Old Musket Drive, Newington, CT, Owner/Applicant/Contact.
- B. Petition #43-20: Resubdivision At 712 Cedar Street, Fenn Road Associates, LLC, Owner/Applicant, Mark S. Shipman, 433 S. Main Street, #319, West Hartford, CT, Contact.
- C. Petition #01-21: Special Permit (Section 3.17: Auto Related Use In I Zone) At 260 Stamm Road, Integra Realty Associates LLC, Owner, Jerzey Sajdlowski, 260 Stamm Road, Newington, CT, Applicant/Contact.

XII. TOWN PLANNER REPORT

Documents:

[COMMERCIAL ZONE USES.PDF](#)
[TPZ REGS_12-31-20 PROPOSED KEEPING OF POULTRY AMENDMENT - 2 PAGES DRAFT.PDF](#)

XIII. COMMUNICATIONS

- A. CRCOG Zoning Reports

Documents:

[1-5-21 CRCOG TOWN LETTERS.PDF](#)

- XIV. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes. Use The Zoom "Raise Hand" Function)

XV. REMARKS BY COMMISSIONERS

XVI. CLOSING REMARKS BY THE CHAIRMAN

XVII. ADJOURN