

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

January 14, 2026 - 7:00 P.M.

Town Council Chamber, Room 103 - Town Hall, 200 Garfield St.  
This meeting will be presented as a Zoom Webinar/Hybrid 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 3 Minutes)
- V. ZONING ENFORCEMENT OFFICER REPORT

Documents:

[ZEO REPORT - DECEMBER 2025.PDF](#)

- VI. REMARKS BY COMMISSIONERS

- VII. PUBLIC HEARING

- A. Petition TPZ-25-24: Modification Of Special Permit (#30-98) To Allow Live Entertainment Within An Existing Restaurant Use With Alcoholic Beverage Sales Permitted Pursuant To N.Z.R. (Section 6.6) And Alter The Hours Of Operation, At 217 Kelsey Street (AKA 30-48 Christian Lane) In The PD (Planned Development) Zone. Applicant And Contact: Mariela Barreto Perdomo, Owner: Reno Properties II. (Application Received 11/24/25 – 65 Days To Open Public Hearing By 1/28/2026).

- 1. Petition TPZ-25-24 Items

Documents:

[1 TPZ-25-24 STAFF REPORT.PDF](#)  
[2 TPZ-25-24 APPLICATION.PDF](#)  
[3 TPZ-25-24 FLOOR PLAN1.PDF](#)  
[4 TPZ-25-24 SP 30-98.PDF](#)

- B. Petition TPZ-25-25: Special Permit For A Change Of Use From A Convenience Store To A Liquor Store Pursuant To N.Z.R. Section (6.6.2) At 1125 Willard Avenue Within The B (Business) Zone. Applicant, Owner; Royal 1125 Willard Avenue LLC, Contact: Nibesh Paudel And Madhu Aryal. (Application Received On 12/10/25 - 65 Days To Open Public Hearing By 2/13/26).

- 1. TPZ-25-25 Items

Documents:

- 1 TPZ-25-25 STAFF REPORT.PDF
- 2 TPZ-25-25 APPLICATION SCAN.PDF
- 3 TPZ-25-25 NARRATIVE.PDF
- 4 TPZ-25-25 2002 SITE PLAN.PDF

VIII. APPROVAL OF MINUTES

A. Approval Of Minutes From December 10, 2025

Documents:

- TPZ REGULAR MEETING MINUTES 12.10.25 SPECIAL MEETING.PDF
- TPZ REGULAR MEETING MINUTES 12.10.25 REGULAR MEETING.PDF

IX. NEW BUSINESS

- A. Petition TPZ-25-24: Modification Of Special Permit (#30-98) To Allow Live Entertainment Within An Existing Restaurant Use With Alcoholic Beverage Sales Permitted Pursuant To N.Z.R. (Section 6.6) And Alter The Hours Of Operation, At 217 Kelsey Street (AKA 30-48 Christian Lane) In The PD (Planned Development) Zone. Applicant And Contact: Mariela Barreto Perdomo, Owner: Reno Properties II. (Application Received 11/24/25 – 65 Days To Open Public Hearing By 1/28/2026).
- B. Petition TPZ-25-25: Special Permit For A Change Of Use From A Convenience Store To A Liquor Store Pursuant To N.Z.R. Section (6.6.2) At 1125 Willard Avenue Within The B (Business) Zone. Applicant, Owner; Royal 1125 Willard Avenue LLC, Contact: Nibesh Paudel And Madhu Aryal. (Application Received On 12/10/25 - 65 Days To Open Public Hearing By 2/13/26).
- C. Petition TPZ-25-27: Site Plan Modification For Two Building Additions Of 3,483 Sf (West Side) And 2,912 Sf (East Side) And Minor Drainage Improvements To An Existing Building At 40 Commerce Court In The I (Industrial) Zone. Applicant: PDS Engineering, Contact: Steve Giudice, Owner: ADT Realty LLC (Application Received 12/10/2025 – 65 Days For Decision By 2/13/2026).

1. Petition TPZ-25-27 Items

Documents:

- 1 TPZ-25-27 STAFF REPORT.PDF
- 2 TPZ-25-27 APPLICATION.PDF
- 3 TPZ-25-27 NARRATIVE REVISED 1.6.26.PDF
- 5 TPZ-25-27 RENOVATION PLAN AND ELEVATIONS PHASE I.PDF
- 6 TPZ-25-27 RENOVATION EXTERIOR ELEVATIONS PHASE 2.PDF

X. OLD BUSINESS

- A. Petition TPZ-25-26 CGS 8-24 Referral – Disposition Of A Portion Of The Griswoldville Avenue Right Of Way Abutting 125 Waverly Drive (+/- 2,208 Sf)

1. Petition TPZ-25-26 Items

Documents:

- 1 TPZ 25-26 GRISWOLDVILLE AVE RIGHT OF WAY DISPOSITION 125 WAVERLY AVE 1-8.PDF

B. APPOINTMENTS TO CRCOG REGIONAL PLANNING COMMISSION

XI. PETITIONS RECEIVED FOR SCHEDULING

- A. Petition TPZ-25-28: Site Plan For A 41-Unit Rental Apartment Home Development Under CGS § 8-30g (Affordable Housing Application), At 103 Louis Street In The PD (Planned Development) Zone. Applicant: Premier Real Estate Services II, LLC, Owner: Innate Investments, LLC, Contact: Andrew R. Morin, Esq. (Application Received 12/10/25 - 65 Days To Open Public Hearing 2/13/26)

XII. TOWN PLANNER REPORT

- A. Town Planner Update
- B. Current Land Use Applications

These may be viewed on the [CURRENT LAND USE APPLICATIONS](#) website.

XIII. COMMUNICATIONS

- A. CRCOG Town Letters 1.06.26

Documents:

[01-06-26 TOWN LETTERS.PDF](#)

XIV. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 3 Minutes)

XV. REMARKS BY COMMISSIONERS

XVI. CLOSING REMARKS BY THE CHAIRMAN

XVII. ADJOURN