

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

Zoning Enforcement Activity for December 2025

#	Street	Source	Comp. #	Issue	Open	Closed	Notes
350	Alumni Rd	Public	C-25-153	Parking expansion w/no site plan approval	30-Sep-2025		NOV, Engineering firm working on site plan
97	Barnard Dr	Public	C-25-171	Vehicles parked on lawn	09-Dec-2025	10-Dec-2025	vehicles parked properly
3191	Berlin Turnpike	Observed	C-25-167	Temporary signage	24-Nov-2025	01-Dec-2025	NOV
3310	Berlin Turnpike	Observed	C-25-169	Wind Wavers	01-Dec-2024	04-Dec-2025	NOV
3334	Berlin Turnpike	Observed	C-25-166	Temporary signage	20-Nov-2025	01-Dec-2025	NOV
43-45	Chapman St	Public	C-25-138	Unregistered Vehicles	09-Sep-2025		NOV
13	Clarendon Ter	Observed	C-25-101	6' fence installed in front yard	08-Jul-2025		Cease & Desist Sent
79	Florence St	Public	C-25-172	R/V improperly parked	15-Dec-2025	15-Dec-2025	Citation & Lien previously filed
27	Garfield St	Other	C-25-103	Building addition w/ no permit	10-Jul-2025		NOV, Site Plan approved
16	Mohawk Cir	Public	C-25-173	Vehicles parked on lawn	16-Dec-2023	23-Dec-2023	NOV sent
26	Mohawk Cir	Observed	C-25-174	Vehicles parked on lawn	18-Dec-2025		NOV sent

Illegal Signs Removed 16



TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

Paul Dickson
Town Planner

Memorandum

To: TPZ Commission
From: Town Planning Staff
Date: January 8, 2026

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).



Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner@newingtonct.gov
www.newingtonct.gov

Property Zone: Planned Development (PD)

Adjacent Zones: Planned Development and City of New Britain

Adjacent uses: North – Plant Nursery

East – Office Uses (within shared plaza)

South – Office Uses (within shared plaza)

West – City of New Britain (I-2 Zone – General Industrial)

Nearest Newington Residence (+/- 1250' away)

Staff Report:

The applicant is seeking approval to incorporate live entertainment – including; small bands, DJs, and Karaoke into their existing restaurant 2-4 times per month. This would be accomplished through amending the prior Special Permit #30-98, for liquor sales in a restaurant, to allow live entertainment. The Special Permit #30-98, for alcohol sales, and Special Permit, for a restaurant, were both approved on 7/22/1998. Condition 2 of Special Permit #30-98 reads:

The hours of operation of the restaurant shall be limited to 6:00 am to 11:00 pm seven days a week.

The applicant has recently purchased the restaurant and is currently keeping the same hours that were being utilized by the prior owner. While the proposed hours of operation are a reduction of overall hours (119 per the special permit condition vs 86 proposed), the notable difference in hours of operation is the closing hours being modified from 11pm to 1 or 2 am. To that end they are requesting to modify condition 2 of the prior alcohol permit to formalize those hours which are as follows:

Hours of Operations

Tuesday – Thursday 11:00 am – 1:00 am

Friday – Saturday 11:00 am – 2:00 am

Sunday – 11:00 am – 1:00 am

To address the previous special permit condition, and the Commission's process regarding identifying live entertainment during the special permit process, the special permit for alcohol sales has been identified as part of the modification for the ZEO to be able to sign off on a State Liquor Permit with a live entertainment endorsement.

Parking

The original Site Plan, under Petition #1087-86, was approved on 5/27/1987 and included 403 parking spaces for the entire site. The majority of the site serves as office space and the hours of operation only overlap from lunch through 5 pm. The proposed entertainment would be later in the evenings and parking conflicts with the office tenants are not anticipated.

Staff Comments:

Staff has not received any complaints of parking issues or noise at that location. The nearest residence from the site is approx. 1250' +/- to the east. The applicant has provided a floor plan depicting the proposed live entrainment area.

Commission:

In reviewing this application, the Commission should consider the criteria for all Special Permits as in section 5.2 of the regulations of the NZR and section 6.6. They are attached for your review.

Section 5.2 Procedures and Standards for All Special Permits

5.2.1 Uses specified in these regulations as special permits are declared to possess such special characteristics that each must be considered a special case. The following general procedures, requirements and standards apply and must be followed; in addition to the standards and conditions particular to the proposed use and specifically set forth in these in these regulations. Those conditions and standards are hereby determined to be necessary to protect the public health, safety, convenience and property values.

5.2.2 Petitions for special permits must be heard by the appropriate commission or board as required in the section relating to the permit or permit.

5.2.3 A public hearing is required on the proposed special permit with due notice as provided by Connecticut General Statute.

5.2.4 After the hearing, the commission or board may approve, disapprove or approve with conditions.

5.2.5 To permit proper review, the commission or board may, in accordance with Section 5.3, require that a site plan be submitted, and may require any other information deemed necessary to determine if the use is in harmony with the intent of the regulation, and the character of the area in which it is located.

5.2.6 In reviewing the proposed special permit, the Commission shall consider the following criteria as well as any specific standards pertaining to the requested special permit or special permit and record its findings in the record of the meeting:

- A. The need for the proposed use in the proposed location.
- B. The existing and probable future character of the neighborhood in which the use is located.
- C. The size, type and location of main and accessory buildings in relation to one another, and in relation to other structures in the vicinity.
- D. Traffic circulation within the site; amount, location and access to parking, and traffic load or possible circulation problems on existing streets or proposed streets and

driveways considering impact on existing streets are effected. For large scale retail developments in excess of 40,000 square feet of gross floor area a traffic impact analysis report with proposed mitigation measures shall be submitted with the application.

E. Availability of public water and sewer, and possible overloading of water and sewage systems and the adequacy of the existing off site storm water system serving the property to safely accommodate any increase in drainage. (Effective 12/01/2001)

F. Location and type of display signs, lighting and landscaping and the impact of type signs on adjacent properties.

G. Safeguards to protect adjacent property, and the neighborhood in general, from detriment including, but not limited to proper buffering.

5.2.7 Following an approval of a special permit, such approval shall become null and void if the use proposed under the special permit changes. Amendments to the conditions of a Special Permit or substantial changes shall require a new petition and public hearing as required by the Connecticut General Statutes. (Effective 12-01-01)

5.2.8 No special permit granted according to these regulations shall be effective until a copy of the special permit, signed by the Chairman of the Commission or Board, whichever is applicable, is filed by the applicant in the Town Clerk's office in accordance with State Statutes which require recording in the Land Records.

5.2.9 The Commission may attach a time limit to a Special Permit when it determines that such a condition will protect adjacent property and the character of the neighborhood. If a time limit is made a condition of approval the Special Permit may be revoked for due cause after a public hearing.

Section 6.6 Regulations Governing Uses Which Sell Alcoholic Beverages

6.6.1 General

Permitted uses which sell or serve alcoholic beverages are declared to possess such special characteristics that each must be considered an individual case.

6.6.2 Special Permit

The Commission may grant a permit to sell or serve alcoholic beverages in buildings permitted in non-residential zones, subject to the following conditions, and the provisions of Section 5.2 and 5.3.

6.6.3 Conditions

A. No use on a lot shall be permitted which is within a 500-foot radius of any part of a lot used for a college, school, church or hospital. No college, school, church or hospital shall be located within a 500' radius of any part of a lot of a business with a valid liquor permit. (Effective 12/01/2001)

B. Except as provided in Section 6.6.3.c, a building in which alcoholic beverages are sold under any class of liquor permit shall meet the following distance requirements in relation to any

other location with the same class of permit. Distance shall be measured from the radius of the front door to front door of each establishment. (Effective 07/14/2018)

B Zone 1,500 feet
B-TC Zone 100 feet
B-BT Zone 500 feet
PD & CD Zones 500 feet
I Zone 1,500 feet
PL Zone No Distance Requirement

C. There shall be no distance requirement for restaurants (Effective 11-16-2018). Brew pubs, brew pub restaurants, distillery pubs and distillery restaurants shall be considered “Restaurants and the like” for the purposes of Section 6.6.3.D (effective 07-14-2020).

D. Class of permit is to be regulated with distance requirement:
Club and the like
Store and the like
Bar and the like
Restaurant and the like

E. A retail use or outlet selling alcoholic liquor having a lawfully existing location may be relocated within 1,000 feet of its existing location even though the new location is within 500 feet of other locations of such use in a building licensed under the same class of permit.

F. Nothing contained herein, however, shall authorize any use serving or selling alcoholic beverages located in a residence zone.

G. No other sale, service or public consumption of alcoholic beverages is permitted.

6.6.4 Approval

In passing upon applications for permits under this section, the Commission shall consider the effect of any individual permit on the maintenance of public order, safety and the protection of property.

The Commission may vary or waive the minimum distance requirements by a vote of two-thirds of the full membership if the Commission finds that such decrease

- A. Will not cause undue concentration of liquor outlets in the area;
- B. Will be in harmony with the general purpose of the zoning plan for the area;
- C. Will not result in such proximity of the proposed outlet to schools, churches, public playgrounds or residential zones so as to adversely affect the health, safety and morals of people in the area; and
- D. Will not create traffic hazards.



TOWN OF NEWINGTON

200 Garfield Street Newington, CT 06111
Town Plan and Zoning Commission
TPZ APPLICATION FORM

Paul Dickson
Town Planner

TO BE COMPLETED BY STAFF:

Petition # _____ Date 11/21/25 Zone _____ Fee paid \$220 Check # 1180

Address of Subject Property (provide business name, if applicable) 217 KELSEY STREET

Owner of Record of property RENO Properties II LLC Owner Signature [Signature] Date 11/6/25

Applicant Name MARIELA BARRETO PERDOMO
Address 62 EDMONT AV West Hartford CT 06110 Phone 860-713-8092
Email Primeburgers2024@gmail.com Applicant Signature [Signature] Date 11/19/2025

Contact Name MARIELA BARRETO PERDOMO Phone 860-713-8092
Address 62 EDMONT AV West Hartford CT 06110 Email _____
Email Primeburgers2024@gmail.com Contact Signature MARIELA BARRETO Date 11/6/2025

COMPLETE APPLICATIONS SUBMITTED, NOT LESS THAN 14 DAYS BEFORE THE NEXT REGULARLY SCHEDULED TPZ MEETING, MAY BE PUT ON THE AGENDA.

A COMPLETE APPLICATION CONSISTS OF: THE APPLICATION AND FEE; SITE PLANS, (IF APPROPRIATE); STORMWATER MANAGEMENT ANALYSIS (FOR SITE PLANS); AND NARRATIVE EXPLANATION (FOR SPECIAL PERMITS).

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- ☐ Zoning Map Change from the _____ Zone to the _____ Zone (Public Hearing required).
- ☐ Zoning Text Amendment to Section _____. *A copy of the proposed amendment and the reason for amendment is attached* (Public Hearing required).
- ☐ Subdivision (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ☐ Resubdivision (Public Hearing required). (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ☐ Special Permit per Section _____ of the Zoning Regulations. *Explanation of the proposed activity is attached* (Public Hearing required).
- ☐ Site Plan Approval (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ☐ Site Plan Modification (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ☐ Other (describe in detail, or attach): _____

PROPERTY OWNER SIGNATURE: [Signature]

DATE: 11/19/25

"I hereby consent to site inspections before, during and after construction to verify proper functioning of the erosion and sediment controls and of the stormwater management design."

PRIME BURGERS – FLOOR PLAN (Lines Only)

217 Kelsey Street, Newington, CT

Hours of Operation

Tuesday–Thursday: 11:00 am – 1:00 am

Friday: 11:00 am – 2:00 am

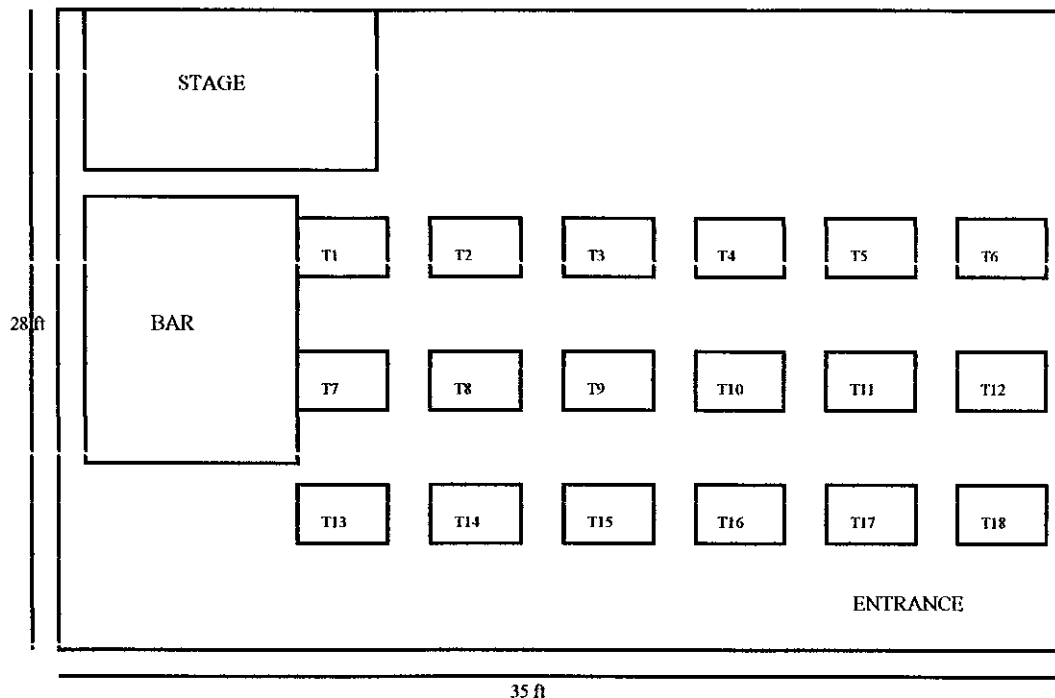
Saturday: 11:00 am – 2:00 am

Sunday: 11:00 am – 1:00 am

two time of month

Live Entertainment Requested

- DJ
- Live Band
- Karaoke



Prime Burgers

217 Kelsey Street

Newington, CT

Project: Live Entertainment Plan



TOWN OF NEWINGTON

Town Hall • 131 Cedar Street, Newington, Connecticut 06111
Central Telephone (860) 665-8500
Department Telephone (860)
Department Fax No. (860) 665-8575
665-8577

Certified Mail No. P 965 568 685
Office of The Town Planner

CERTIFICATE OF ACTION

TO: Attorney Lawrence S. Shipman
363 Main Street
Hartford CT 06106

DATE: July 24, 1998

SUBJECT: PETITION 30-98 217 Kelsey Street Polidori Holdings of CT Inc. 175 Kelsey Street owner and applicant represented by Attorney Lawrence S. Shipman, Esq. 363 Main Street Hartford CT 06106 requests Special Permit Section 6.6 Liquor use restaurant, PD Zone.

At a meeting held July 22, 1998, the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION subject to the following conditions:

1. The liquor permit shall only be for a full service restaurant use.
2. The hours of operation of the restaurant shall be limited to 6:00 a.m. to 11:00 p.m. seven days a week.

Certified by:

Edmund J. Meehan
Town Planner

This Special Permit will not become effective until this Certificate of Action is filed by the applicant on the Land Records of the Town of Newington.

Ca72298-4

File Aug 3, 1998



TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

Paul Dickson
Town Planner

Memorandum

To: TPZ Commission
From: Town Planning Staff
Date: January 8, 2026

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 12/10/25 – 65 Days to Open Public Hearing by 2/13/2026).



Property Zone: Business (B Zone)
Adjacent Zones: Residential (R-12)

Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner@newingtonct.gov
www.newingtonct.gov

Staff Report:

The applicant is seeking approval to convert an existing C-store (convenience store), with a grocery/beer liquor license, into a liquor store. The site plan approval for the C-store, Petition #33-02, was approved on 7/10/2022. The Special Permit, Petition #10-04, for the grocery store liquor sales was approved on 3/24/2004. The property is situated at the southeast corner of Robbins Avenue and Willard Avenue. The abutting property to the west and south of this site is an undeveloped residentially zoned parcel. Both Robbins Avenue and Willard Avenue abut the parcel on the north and west. Across those streets are residential homes. The site plan approval, in 2002, delineated a 1,314 sf (square feet) C-store and an 812 sf “future addition,” the use as approved was for retail as shown on the parking plan. The restaurant was issued building permits in 2004 for the addition as a “food service” use; however, no TPZ approval can be located for this change of use.

This location meets the 500’ setback requirement from colleges, schools, churches, and hospitals in section 6.6.2 as well as the 1,500’ setback requirement from other “like” establishments in section 6.6.3.B.

There are no proposed changes to the building, parking, or site circulation.

Parking

The approved plan showed 18 parking spaces, and currently 16 usable parking spaces appear to be available on site. By utilizing the current NZR parking regulations, and the 2009 restaurant floor plan from the file, the required parking for this site would be 13 spaces for the combined uses.

Retail @ 1,314sf = $(1.315 \times 5) = 6.57$ (7 spaces)

Restaurant @ 244 sf open to public $(.244 \times 20) = 4.88$ (5 spaces)

Total Requirement = 13 spaces

The applicant’s narrative states as follows: “Liquor retail traffic tends to consist of short visits dispersed throughout the day, resulting in no high-intensity peak demand.”

Hours of Operations

Monday – Saturday – 10 am to 9 pm

Sunday – 10 am to 6 pm

The eatery, that shares the parking, has similar hours to those of the proposed liquor store, opening at 11 am and closing by 8 pm.

Staff Comments:

Staff has not received any complaints of parking issues or noise at the subject location. Staff would recommend that the parking lot be re-stripped prior to the ZEO signing the State liquor permit.

Commission:

In reviewing this application, the Commission should consider the criteria for all Special Permits as in section 5.2 of the regulations of the NZR and sections 6.6, for the sale of alcoholic beverages. They are attached for your review.

Section 5.2 Procedures and Standards for All Special Permits

5.2.1 Uses specified in these regulations as special permits are declared to possess such special characteristics that each must be considered a special case. The following general procedures, requirements and standards apply and must be followed; in addition to the standards and conditions particular to the proposed use and specifically set forth in these in these regulations. Those conditions and standards are hereby determined to be necessary to protect the public health, safety, convenience and property values.

5.2.2 Petitions for special permits must be heard by the appropriate commission or board as required in the section relating to the permit or permit.

5.2.3 A public hearing is required on the proposed special permit with due notice as provided by Connecticut General Statute.

5.2.4 After the hearing, the commission or board may approve, disapprove or approve with conditions.

5.2.5 To permit proper review, the commission or board may, in accordance with Section 5.3, require that a site plan be submitted, and may require any other information deemed necessary to determine if the use is in harmony with the intent of the regulation, and the character of the area in which it is located.

5.2.6 In reviewing the proposed special permit, the Commission shall consider the following criteria as well as any specific standards pertaining to the requested special permit or special permit and record its findings in the record of the meeting:

- A. The need for the proposed use in the proposed location.
- B. The existing and probable future character of the neighborhood in which the use is located.
- C. The size, type and location of main and accessory buildings in relation to one another, and in relation to other structures in the vicinity.
- D. Traffic circulation within the site; amount, location and access to parking, and traffic load or possible circulation problems on existing streets or proposed streets and

driveways considering impact on existing streets are effected. For large scale retail developments in excess of 40,000 square feet of gross floor area a traffic impact analysis report with proposed mitigation measures shall be submitted with the application.

E. Availability of public water and sewer, and possible overloading of water and sewage systems and the adequacy of the existing off site storm water system serving the property to safely accommodate any increase in drainage. (Effective 12/01/2001)

F. Location and type of display signs, lighting and landscaping and the impact of type signs on adjacent properties.

G. Safeguards to protect adjacent property, and the neighborhood in general, from detriment including, but not limited to proper buffering.

5.2.7 Following an approval of a special permit, such approval shall become null and void if the use proposed under the special permit changes. Amendments to the conditions of a Special Permit or substantial changes shall require a new petition and public hearing as required by the Connecticut General Statutes. (Effective 12-01-01)

5.2.8 No special permit granted according to these regulations shall be effective until a copy of the special permit, signed by the Chairman of the Commission or Board, whichever is applicable, is filed by the applicant in the Town Clerk's office in accordance with State Statutes which require recording in the Land Records.

5.2.9 The Commission may attach a time limit to a Special Permit when it determines that such a condition will protect adjacent property and the character of the neighborhood. If a time limit is made a condition of approval the Special Permit may be revoked for due cause after a public hearing.

Section 6.6 Regulations Governing Uses Which Sell Alcoholic Beverages

6.6.1 General

Permitted uses which sell or serve alcoholic beverages are declared to possess such special characteristics that each must be considered an individual case.

6.6.2 Special Permit

The Commission may grant a permit to sell or serve alcoholic beverages in buildings permitted in non-residential zones, subject to the following conditions, and the provisions of Section 5.2 and 5.3.

6.6.3 Conditions

A. No use on a lot shall be permitted which is within a 500-foot radius of any part of a lot used for a college, school, church or hospital. No college, school, church or hospital shall be located within a 500' radius of any part of a lot of a business with a valid liquor permit. (Effective 12/01/2001)

B. Except as provided in Section 6.6.3.c, a building in which alcoholic beverages are sold under any class of liquor permit shall meet the following distance requirements in relation to any

other location with the same class of permit. Distance shall be measured from the radius of the front door to front door of each establishment. (Effective 07/14/2018)

B Zone 1,500 feet
B-TC Zone 100 feet
B-BT Zone 500 feet
PD & CD Zones 500 feet
I Zone 1,500 feet
PL Zone No Distance Requirement

C. There shall be no distance requirement for restaurants (Effective 11-16-2018). Brew pubs, brew pub restaurants, distillery pubs and distillery restaurants shall be considered “Restaurants and the like” for the purposes of Section 6.6.3.D (effective 07-14-2020).

D. Class of permit is to be regulated with distance requirement:
Club and the like
Store and the like
Bar and the like
Restaurant and the like

E. A retail use or outlet selling alcoholic liquor having a lawfully existing location may be relocated within 1,000 feet of its existing location even though the new location is within 500 feet of other locations of such use in a building licensed under the same class of permit.

F. Nothing contained herein, however, shall authorize any use serving or selling alcoholic beverages located in a residence zone.

G. No other sale, service or public consumption of alcoholic beverages is permitted.

6.6.4 Approval

In passing upon applications for permits under this section, the Commission shall consider the effect of any individual permit on the maintenance of public order, safety and the protection of property.

The Commission may vary or waive the minimum distance requirements by a vote of two-thirds of the full membership if the Commission finds that such decrease

- A. Will not cause undue concentration of liquor outlets in the area;
- B. Will be in harmony with the general purpose of the zoning plan for the area;
- C. Will not result in such proximity of the proposed outlet to schools, churches, public playgrounds or residential zones so as to adversely affect the health, safety and morals of people in the area; and
- D. Will not create traffic hazards.

11/26/2025 3:43PM 0001
000111#7126ENVIRONMENTAL \$60.00
T.P.Z. \$160.00

CASH \$220.00

TOWN OF NEWINGTON

200 Garfield Street Newington, CT 06111

Town Plan and Zoning Commission

TPZ APPLICATION FORM

Paul Dickson
Town Planner

COMPLETED BY STAFF:

APR-25-25 Date 11/26/25 Zone B Fee paid 220 Check # 1000

Address of Subject Property (provide business name, if applicable)

1125 Willard Avenue, Newington, CT, 06111

Owner of Record of property Royal 1125 Willard Avenue LLC Owner Signature Nibesh Managing Member Date 11/25/25

Applicant Name Royal 1125 Willard Ave LLC

Address 1125 Willard Ave, Newington, CT, 06111 Phone 860-912-7894

Email pnibesh2003@gmail.com Applicant Signature Nibesh Date 11/25/25

Contact Name Madhu Aryal OR Nibesh Paudel Phone 860-830-4436

Address 1125 Willard Ave Newington, CT, 06111 Email pnibesh2003@gmail.com

Email pnibesh2003@gmail.com Contact Signature Nibesh Madhu Aryal Date 11/25/25

COMPLETE APPLICATIONS SUBMITTED, NOT LESS THAN 14 DAYS BEFORE THE NEXT REGULARLY SCHEDULED TPZ MEETING, MAY BE PUT ON THE AGENDA.**A COMPLETE APPLICATION CONSISTS OF:** THE APPLICATION AND FEE; SITE PLANS, (IF APPROPRIATE); STORMWATER MANAGEMENT ANALYSIS (FOR SITE PLANS); AND NARRATIVE EXPLANATION (FOR SPECIAL PERMITS).**THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):**

- ☐ Zoning Map Change from the _____ Zone to the _____ Zone (Public Hearing required).
- ☐ Zoning Text Amendment to Section _____. *A copy of the proposed amendment and the reason for amendment is attached* (Public Hearing required).
- ☐ Subdivision (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ☐ Resubdivision (Public Hearing required). (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ☐ Special Permit per Section 6.6.2 of the Zoning Regulations. *Explanation of the proposed activity is attached* (Public Hearing required).
- ☐ Site Plan Approval (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ☐ Site Plan Modification (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ☐ Other (describe in detail, or attach): _____

PROPERTY OWNER SIGNATURE: Nibesh

DATE: 11/25/25

"I hereby consent to site inspections before, during and after construction to verify proper functioning of the erosion and sediment controls and of the stormwater management design."

Applicant: Royal 1125 Willard Avenue LLC (Nibesh Paudel and Madhu Aryal)
Business / LLC Name: Royal Wine and Liquor Limited Liability Company

Address: 1125 Willard Avenue, Newington, CT, 06111

PROJECT OVERVIEW

The applicant respectfully requests Special Permit approval to establish an **Off-Site liquor store (Package Store)** at **1125 Willard Avenue, Newington, CT 06111**. The proposed use will replace the existing convenience store that currently sells beer. The retail activity will remain fully contained **within the existing building footprint** with no structural expansion, no increase in impervious coverage, and no change to driveways or circulation.

This request does not intensify the use of the site. Rather, it modernizes the existing retail model into a **controlled, professionally operated, owner-occupied retail liquor business** that contributes positively to the Willard Avenue commercial corridor.

The property lies within the **Business (B) zoning district**, where retail uses are both expected and encouraged.

HOURS OF OPERATION

Monday to Saturday: 10AM to 9PM

Sunday: 10AM to 6PM

The business will not operate late at night, and all deliveries will occur during daytime hours only. Parking lot lighting and exterior security cameras will remain active during all hours of operation. These measures ensure that the store functions as a **low-impact, orderly, and predictable use** that respects the surrounding area.

COMPLIANCE WITH SECTION 6.6.2 – SALE OF ALCOHOLIC BEVERAGES

The proposed use satisfies the regulatory requirements of Section 6.6.2:

- All sales occur **inside the building only**
- No on-site consumption of alcohol
- No drive-through or curbside alcohol sales
- No exterior display of alcohol products
- Full compliance with CT DCP requirements
- Security cameras, ID verification, and employee training in place

COMPLIANCE WITH SECTION 5.2.6 – SPECIAL PERMIT STANDARDS

The proposed use meets the required findings for Special Permits:

Required Finding	Basis for Compliance
Neighborhood compatibility	Continues existing retail use; no expansion or new intensity
Traffic & parking impacts	No change to site circulation, curb cuts, or parking demand
Public health & safety	CCTV, controlled access, and strict under-21 compliance
Protect property values	Meaningful aesthetic and site-control improvements
Public benefit	Upgrades a previously neglected property and strengthens the tax base

PROPERTY IMPROVEMENT HISTORY & PRIOR NEGLECT

Since assuming responsibility for the site in **April 2025**, the applicant has worked diligently to reverse this decline and restore the property as a positive, safe, and attractive commercial destination. Improvements already completed include:

- Routine exterior cleaning and trash removal
- Removal of debris, abandoned items
- Landscaping restoration and consistent lawn maintenance

Importantly, this will be an **owner-occupied business**, not an absentee-managed store. The applicant and business team take great pride in the appearance and professional operation of the property. Maintaining a clean, safe, and attractive site is a core priority and reflects a long-term commitment to both the business and the neighborhood.

These improvements demonstrate a **clear investment in the success of the location and the surrounding commercial corridor**, and further upgrades are planned as the business continues to grow.

TRAFFIC & PARKING

The proposed use maintains **all existing parking and circulation patterns**. No new curb cuts are proposed, and no reconfiguration is needed.

Liquor retail traffic tends to consist of **short visits dispersed throughout the day**, resulting in **no high-intensity peak demand**. Many customers already visit the location for convenience retail, so overall trip patterns are not expected to materially change. No adverse traffic or parking impacts are anticipated.

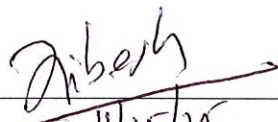
CONCLUSION

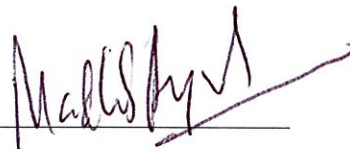
The applicant respectfully submits that the proposed use:

- Fully complies with **Section 6.6.2** and **Section 5.2.6**
- Maintains the existing scale, intensity, and retail nature of the site
- Improves **safety, appearance, and property value**
- Reinforces a healthy commercial presence in the **Business (B)** zone
- Demonstrates a **proven record of responsible stewardship** and **owner-occupied long-term commitment**
- Supports the economic welfare and tax base of Newington

For these reasons, the applicant requests approval of the Special Permit to operate a **full-service retail liquor store** at
1125 Willard Avenue, Newington, CT 06111.

Signature: _____


Nibesh Paudel


Madhu Aryal

(Royal 1125 Willard Ave LLC)

Date: _____

11/25/25



TOWN OF NEWINGTON

Town Hall • 131 Cedar Street, Newington, Connecticut 06111
Central Telephone (860) 665-6570
Department Telephone (860) 665-5575
Department Fax No. (860) 665-6577

Certified Mail No. 7106 4575 1292 4747 2629
OFFICE OF THE TOWN PLANNER

CERTIFICATE OF ACTION

TO: Abbi Mozzain
279 Main Street
Newington, CT 06111
DATE: July 11, 2002

SUBJECT: PETITION 33-02 1125 Willard Avenue, Quik Stop Enterprises, LLC 279 Main Street, Portland, CT 06416, attention Abbi Mozzain owner and applicant, represented by Jim Cassidy, Halsey Pearson & Cassidy, 35 Cold Spring Road, Unit #511, Rocky Hill, CT 06067 requests site plan approval for redevelopment of former gasoline station to retail use, 2125 sq. ft., B Zone District. Wetlands approval received. Sixty five day decision period ends August 22, 2002.

At a meeting held July 10, 2002, the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION subject to the following conditions:

- 1) Redevelopment of this site for a convenience store use shall be constructed based on plans entitled "Quik Stop Enterprises, LLC, Property located at 1125 Willard Avenue, Scale 1"=20'" Sheets 1 to 5, prepared by Halsey, Pearson & Cassidy, Revised dated June 24, 2002 and June 25, 2002.
- 2) Waiver is granted for reduction of 25' buffer to 12.5' as permitted by Section 6.10.5.C of the Commission finding that the existing natural buffer and new supplemental evergreen planting will adequately screen this site.
- 3) The building elevations improvements shall be constructed based on plans prepared by Folner Associates Architects, scale 1/2"=1' submitted with the site plan application and presented to the Commission, June 11, 2002.
- 4) Prior to the Chairman signing the site plan mylar sheet 5 of 5 Site Details "Lighting fixture" shall be corrected to show shoebox fixture at a height not to exceed 18'.
- 5) Prior to the Chairman signing the site plan mylar notation shall be added to show 2 of 5 Landscape Plan showing landscape planting beds along Robbins Avenue and Willard Avenue shall have irrigation systems to ensure the vitality of plantings, Section 6.1.3.M Zoning Regulations.

Certified by:
Edmund S. Meahan
Edmund S. Meahan
Town Planner

1. This Site Plan Approval will not become effective until a) a transparency of the Certificate of Action is affixed to the original site plan mylar; b) the conditions above are noted and incorporated onto the site plan; c) the mylar original is signed by the TPZ Chairman; and d) a mylar copy of the signed mylar original is filed in the Town Plan and Zoning Office.
2. Pursuant to Section 9-3.B of the General Statutes all work in connection with this approved Site Plan shall be completed by July 10, 2007.
3. An AutoCAD DXF File shall be provided to the Town Planner for incorporation into the Town's GIS database at the time of submission of the plan mylar.



TOWN OF NEWINGTON

Town Hall • 131 Cedar Street, Newington, Connecticut 06111
Central Telephone (860) 665-6570
Department Telephone (860) 665-6575
Department Fax No. (860) 665-6577

Certified Mail No. 7106 4575 1292 4747 2773
OFFICE OF THE CONSERVATION COMMISSION

Quik Stop Enterprises, LLC
279 Main Street
Portland, CT 06416

Re: Application No. 2002-7
1125 Willard Avenue
Newington, CT 06111

Gentlemen:

The Newington Conservation Commission, at its meeting of June 18, 2002, voted to issue you a permit by Summary Ruling to conduct certain regulated activity (ies) at the subject location. Issuance of this permit is subject to the following conditions and/or modification which are considered to be safeguards to bring the proposed activity or activities into compliance with the purpose of the regulations and statutes governing wetland and water course activities:

- A. Based upon actual field conditions, the Town Engineer in consultation with the Chairperson may direct that certain modifications or amendments be effected or constructed to accomplish the intent of the permit.
- B. FAILURE TO COMPLY WITH ANY CONDITION OF THIS PERMIT SHALL AUTOMATICALLY REVOKE THIS PERMIT AND/OR SUBJECT THE APPLICANT, HEIRS, SUCCESSORS AND ASSIGNS TO THE ENFORCEMENT AUTHORITY OF THE COMMISSION.
- C. This permit shall be valid for 60 months from the date of this action.
- D. THE PERMIT SHALL AUTOMATICALLY EXPIRE if work has not been completed within one (1) year from the date of initiation of site improvement and prior to expiration of PERMIT unless said PERMIT is renewed by the Commission.
- E. NO PERMIT shall be assigned or transferred without written permission of the Commission.
- F. All sedimentation and erosion control measures will be installed and approved by Town Engineer before commencement of any work on the project site. Additional erosion sedimentation control measures shall be installed as required by field conditions.
- G. Prior to issuance of Certificate of Occupancy the applicant will supply Commission with written certification from a professional engineer (Connecticut license) that all drainage improvements have been installed in accordance with approved plan (s).
- H. All structures (catch basins and special) to be cleaned and maintained on an annual basis by the applicant, heirs, successors and assigns.
- I. All excess material and debris generated from construction activity shall be removed from the property.
- J. All areas disturbed by construction activities shall be stabilized with suitable grass cover. Permanent turf establishment shall be done on a properly prepared surface prior to October 15th of the calendar year of any operation. Temporary seeding shall be done prior to November 1st of the calendar year.
- K. Applicant will incorporate "Official Notification of Action" onto original tracings.
- L. All catch basins shall have four (4) foot sumps and outlet pipe from each system shall have hood cover in structure.
- M. Plan will not be signed by Chairman of Conservation Commission until a copy of letter confirming legal responsibility for maintaining the storm water treatment system has been received in Town Engineering Department.
- N. Dumpster pad shall have a six (6) inch concrete curb around west, south and east sides and bottom be sloped to allow run off to flow north.

The applicant is reminded that an ADDITIONAL PERMIT may be required from the Connecticut Department of Environmental Protection and/or United States Army Corps of Engineers for the activity (ies) approved under this permit.

Please be advised that the effective date of the PERMIT and first day for appeal of the Commission action will be July 11, 2002.

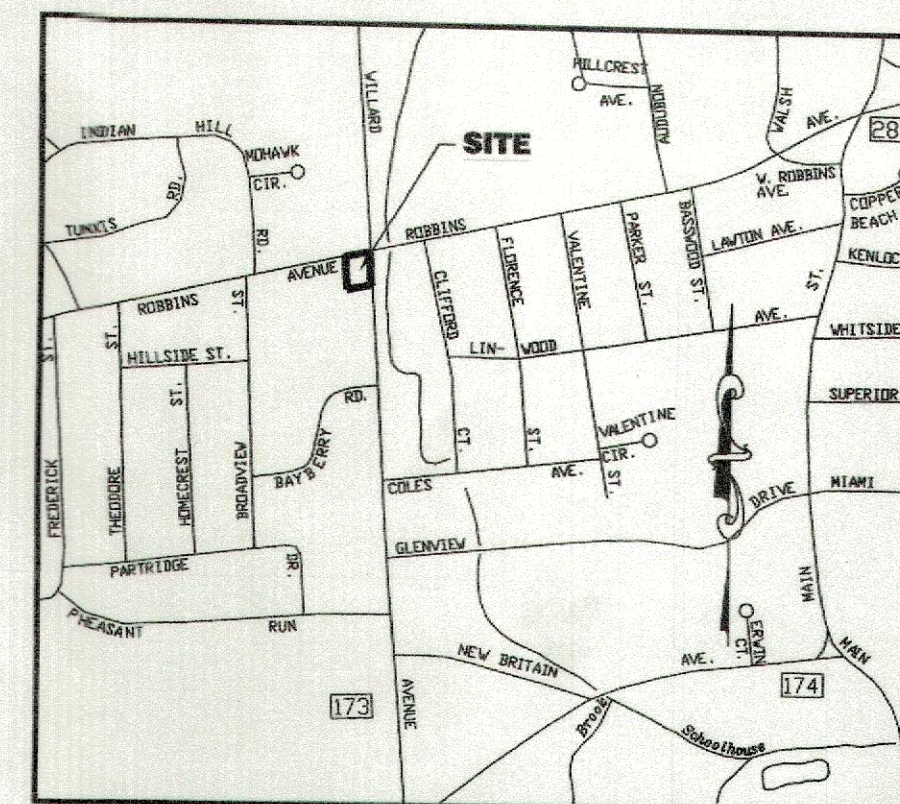
Please have your engineer affix this letter on to the original tracing (s) and submit the original tracing (s) to this office for signing by the Chairman of the Commission. The permit does not become valid until the tracings are signed.

Very truly yours,

Peter M. Aschur
Peter M. Aschur
Administrative Officer

Note: This letter is to serve as your "Official Notification of Action" to conduct the proposed activities.

Edmund S. Meahan, Town Planner
Halsey, Pearson & Cassidy, Inc.



LOCATION MAP

SCALE: 1"=200'

ZONING INFORMATION BULK CHART: 'B' - BUSINESS

ZONE: RC	REQUIRED	PROVIDED
USE	RETAIL	RETAIL
MINIMUM LOT AREA	10,000 s.f.	21,915 sq. ft.
MIN. LOT WIDTH	50'	170.00'
MIN. FRONT YARD	25'	49.68'
MIN. SIDE YARD	5'	37.6'
MIN. REAR YARD	5'	50.08'
MAX. BUILDING HEIGHT	2 STORIES/35'	1 STORY
MAX. BLDG. COVERAGE	25%	15.9%
INTERIOR LANDSCAPING	10% OF PARKING LOT	10%

PARKING DATA SCHEDULE:

USE	REQUIREMENT	REQUIRED
RETAIL	7 space/1,000 sq. ft. GFA	1,314/1,000= 9.2 spaces
FUTURE RETAIL	7 space/1,000 sq. ft. GFA	812/1,000= 5.7 spaces
TOTAL REQUIRED=		14.9 spaces
TOTAL PARKING SPACES PROVIDED=		18 (INCLUDING 1 handicapped space)

NOTES

1. SURVEY NOTES:

-This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

-Type Of Survey is PROPERTY SURVEY

-Boundary Determination Category is DEPENDENT RESURVEY OF MAP REFERENCE

-Class of Accuracy is HORIZ.=A-2; TOPO=T-2; VERT.=V-2.

2. PROPERTY IS ZONED 'B'.
3. LOT AREA= 21,915 sq. ft. or 0.5031 acre.
4. MAP REFERENCE: "BOUNDARY SURVEY PROPERTY OF TEXACO, INC. HILMA J. MORNEAU ESTATE AND KENNETH A. MORNEAU". DATED: MAY 5, 1986. PREPARED BY: THE BONGIOVANNI GROUP, INC.
5. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS.
6. PROPERTY LIES IN FLOOD HAZARD ZONE 'C' (AREAS OF MINIMAL FLOODING) PER F.I.R.M. COMMUNITY PANEL NO. 090033 0005 B. DATED: OCTOBER 16, 1979.
7. THERE ARE NO INLAND WETLANDS ON THIS SITE ACCORDING TO THE OFFICIAL TOWN OF NEWINGTON INLAND WETLANDS AND WATERCOURSES MAP DATED: REV. TO 11/20/84.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER AND TOWN ENGINEER BEFORE PROCEEDING.
9. AREA OF FUTURE ADDITION WILL BE TOPSOILED, SEEDING AND MAINTAINED AS LAWN UNTIL SUCH TIME ADDITION IS BUILT.
10. FUTURE ADDITION BUILDING ELEVATIONS WILL REQUIRE WILL REQUIRED T.P.Z. APPROVAL AT THE TIME THE APPLICANT DECIDED TO BUILD ADDITION.

APPLICANT & DEVELOPER:

QUICK STOP ENTERPRISES, LLC
279 MAIN STREET
PORTLAND, CT 06416

APPROVED BY THE NEWINGTON PLANNING & ZONING COMMISSION

Vincent A. Camilli 11-13-02
CHAIRMAN DATE

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION
PETITION NO. 2002-7

AT THE MEETING OF: 6-18-02

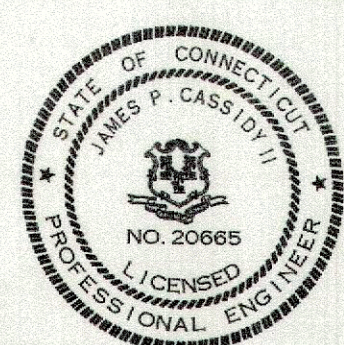
CHAIRMAN *[Signature]*

DATE 11-19-02

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON:

Lloyd A. Pearson MAR. 04, 2002
LLOYD A. PEARSON, LS LIC. NO. 17251 DATE

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL.



IMPROVEMENT LOCATION SURVEY-PROPOSED

PREPARED FOR:
QUICK STOP ENTERPRISES, LLC
PROPERTY LOCATED AT
#1125 WILLARD AVENUE
NEWINGTON, CONNECTICUT

HALLISEY, PEARSON & CASSIDY

CIVIL ENGINEERS & LAND SURVEYORS

35 COLD SPRING ROAD
ROCKY HILL, CONNECTICUT

CHECKED BY: J.P.C.
SCALE: 1"= 20'

DATE: MAR. 04, 2002
JOB NO.: 1052

ACAD FILE: 1052-1.DWG

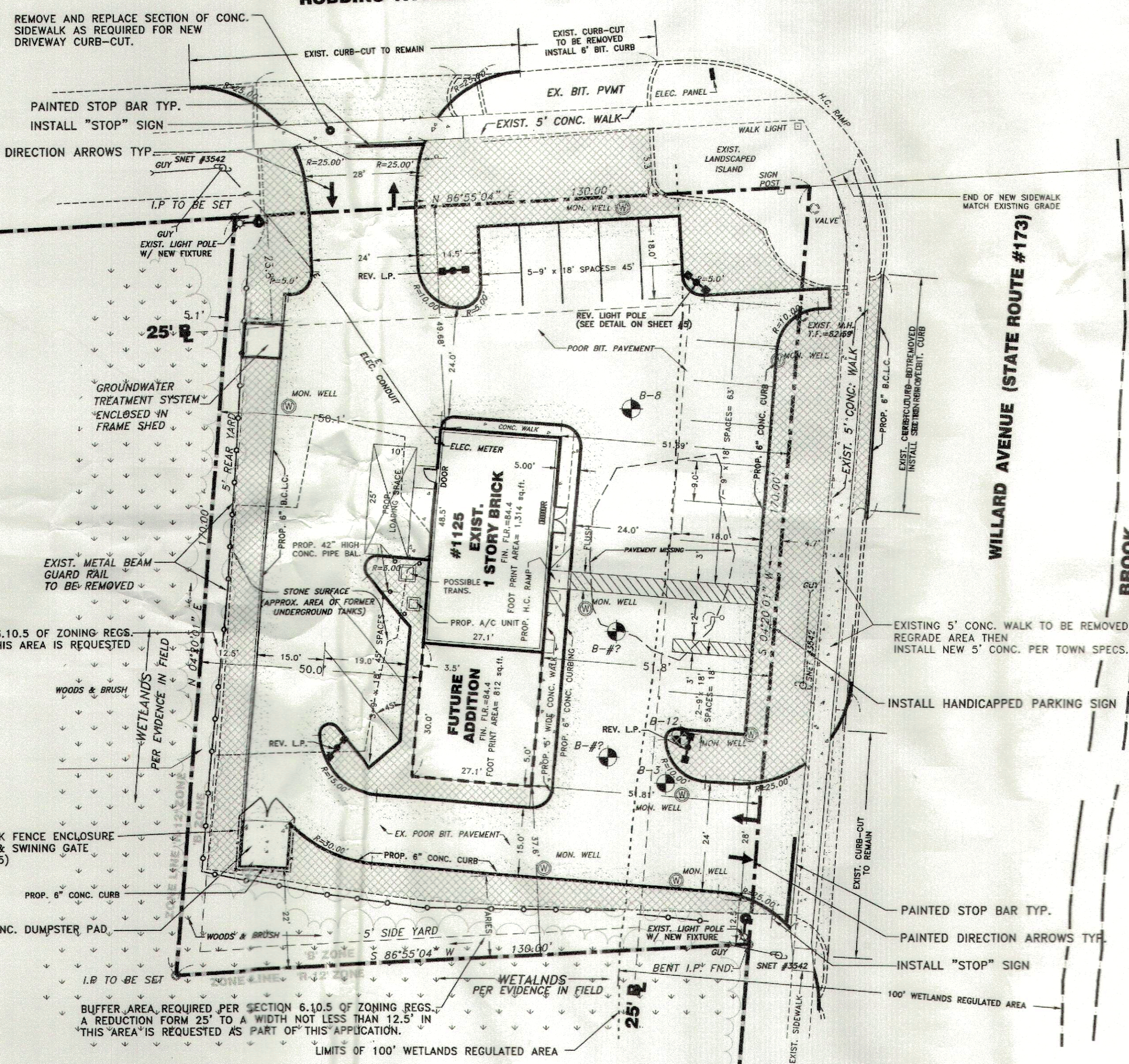
SHEET: 1 OF: 5

REVISIONS: JUNE 24, 2002 PER STAFF REGO
JUNE 25, 2002 LADD L.P.
OCT. 24, 2002 REVISED LIGHT PALES

ROBBINS AVENUE (TOWN OWNED)

WILLARD AVENUE (STATE ROUTE #173)

BROOK



LEGEND

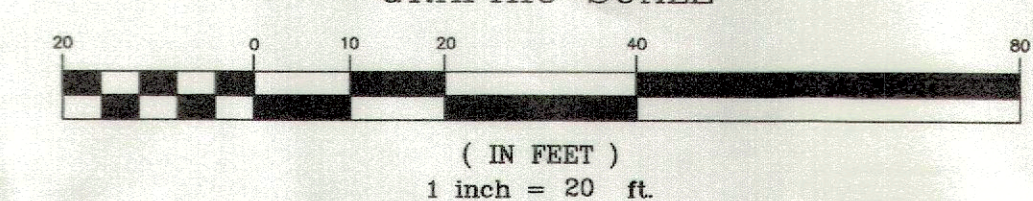
PROPERTY LINE
EXISTING EDGE OF PAVEMENT
EXISTING BIT. CURB

PROPOSED 6" CONC. CURBING

PROPOSED BIT. CURB

AREA OF EXISTING PAVEMENT TO BE REMOVED
THEN REGRADED WITH A MINIMUM OF 4" OF
TOPSOIL.

GRAPHIC SCALE



ASSESSORS LOT NO.-TYP. 152
N/F
KENNETH A. MORNEAU

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Special Meeting

December 10, 2025

Town Planner Paul Dickson called the special meeting of the Newington Town Plan and Zoning Commission to order at 6:45 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND SEATING OF ALTERNATES

Commissioners Present

Commissioner Joseph Harpie
Commissioner Gia Pascarelli
Chairman Stanley Sobieski
Commissioner Stephen Woods
Commissioner Peter Hoffman-A

Commissioners Absent

Commissioner Fox
Commissioner Miner

Staff Present

Paul Dickson, Town Planner
Erik Hinckley, Asst. Town Planner

Commissioner Hoffman was seated for Commissioner Fox.

III. ELECTION OF OFFICERS FOR 2026

Commissioner Woods nominated Stanley Sobieski as Chairman, seconded by Commissioner Pascarelli. The vote was unanimously in favor of the motion with five voting YEA.

Chairman Sobieski nominated Stephen Woods as Vice Chairman, seconded by Commissioner Pascarelli. The vote was unanimously in favor of the motion with five voting YEA.

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IN NEWINGTON, CT
2025 DEC 17 AM 11:19
Town Clerk

Chairman Sobieski nominated Commissioner Pascarelli as Secretary, seconded by Commissioner Woods. The vote was unanimously in favor of the motion with five voting YEA.

IV. SETTING OF REGULAR MEEING DATES FOR 2026

Meets on the 2nd and 4th Wednesday (except where noted below) of each month at 7:00 p.m.

Jan 28	Feb 11	Feb. 25*	Mar 11*
Mar 25	Apr 8**	Apr 22	May 13
May 27	June 10	June 24	July 8
July 22	Aug 12	Aug 26	Sept 9
Sept 23	Oct 14	Oct 28	Nov 11
Nov. 23*** Monday		Dec 9	Jan 13, 2007

*Ramadan 2/17-3/19/26

**Passover 4/2-4/9/26

***Exception, scheduled on Monday due to Thanksgiving holiday

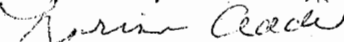
V. APPOINTMENTS TO CRCOG *REGIONAL PLANNING COMMISSION

The appointment to CRCOG was tabled on a motion from Commissioner Woods and seconded by Commissioner Harpie until a full Commission was in attendance. The motion passed unanimously with five voting YEA.

VI. ADJOURN

On a motion from Commissioner Woods, seconded by Commissioner Harpie the meeting was adjourned on an unanimous vote with five voting YEA at 6:50 p.m.

Respectfully submitted,



Norine Addis,

Recording Secretary

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Regular Meeting

December 10, 2025

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND SEATING OF ALTERNATES

Commissioners Present

Commissioner Michael Fox
Commissioner Joseph Harpie
Commissioner Gia Pascarelli
Chairman Stanley Sobieski
Commissioner Stephen Woods
Commissioner Peter Hoffman-A

Commissioners Absent

Commissioner Robert Cain
Commissioner Craig Miner
Commissioner Rice-Davis-A

Staff Present

Paul Dickson, Town Planner
Erik Hinckley, Asst. Town Planner, ZEO

Commissioner Hoffman was seated for Commissioner Cain.

III. APPROVAL OF AGENDA

Paul Dickson: No changes to this agenda, but we did receive two more applications, and I wanted to let the Commission know about them. We did have Petitions for Scheduling on there but we did receive an 8-30g application for 103 Louis Street, so that is an 8-30g for 41 units. We just got it in and we received it on the 8th, Monday so it just came into our department again per the statutory received those received over 24 hours prior to this meeting, I'm working on scheduling with them right now going through that process and working on an initial review and then we will get our comments back out to the applicant and that information will be posted on our current application since it has been received so that will be on our website under current applications, I'll get that out tomorrow with an

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IN NEWINGTON, CT
2025 DEC 17 AM 11:19
John O. Harpie
Town Clerk

application packet, the plans and then we will go through this process again. The other one we received, 40 Commerce Court for Progressive. If you remember, they came in for a special permit to convert the Progressive to an automotive specialty use. They are coming in to actually do that modification for the overhang area, they had to decide, actually converting that to building space, that just came in recently, we will review it to see if it hits the threshold for coming to the Commission. They are also under the Wetlands for application for that because of the upland review area so either way they are going to Wetlands. If it does not meet the requirements I will report to you on what it is, if it doesn't go over the percentage increase and if not requiring any more parking or it's not doing any of that, so I will do that analysis and schedule it accordingly. So those are two other items that we did receive.

IV. **PUBLIC PARTICIPATION** (For items not listed on the agenda; speakers limited to three minutes.)

Jeff Rodrigues: Good evening, I live at 1307 Main Street. I'm here tonight to talk about accessory dwelling units or ADU's. My wife grew up in town, and we have lived in our house since 2015. We have two kids in elementary school, multiple relatives in town and don't ever plan on leaving our house. We love our 100 year plus old house and we have invested a lot of time and money repairing, updating, customizing it to fit us. That is home ownership. One of the main goals for home repair or upgrade we have made have been accessibility, since both my wife and her father have neurological disorders that will progress in the future. The one thing our house is missing is a garage. As my wife and I discussed our options we agreed that a detached garage located behind the house with an apartment above it would be a great fit with the character of our house and the layout of our lot. We could also build it to be fully accessible as new construction with accessibility in mind is much easier than modifying a one hundred plus year old building. The accessory apartment could be used for our aging parents, if they need or for ourselves should we need it in the future. Under our town's current zoning regulations there is no way for us to legally build this on our property. The many reasons for this including setbacks, lot size, square footage, building heights, etc. Here is the frustrating part, when I researched the history of my house I found a detached two car garage with an apartment above it, exactly what we would like to build once existed on my property. It was built prior to 1940 and was in use for at least 25 years. It had the address of 1311 Main Street. Maybe some of you actually remember that building, but I don't. The original owner of our house lived there until she passed. There are still remnants of the foundation next to my driveway.

In 2021 the State of Connecticut and Public Act 2129 reformed zoning and allowed for ADU's as of right. On May 25, 2022 the Planning and Zoning Commission opted out of this Public Act. Since then, neighboring towns that also opted out have updated their regulations on ADU's. Currently the implementation of the Town Center Master Plan is being discussed and debated by this Commission. One of the goals of that plan is to

increase housing density to better support a business in the town center. Allowing for ADU as of right especially around the Town Center furthers this goal without the need for corporate developer owned rental complexes. Instead, ADU's benefit local contractors and individual home owners. Additionally it opens up the potential for new state funding under House Bill 8002 which was signed into law two weeks ago. I urge the Commission to either opt back in to Public Act 2129 or quickly address and amend our zoning regulations to match the town center master plan goals and allow for ADU's as of right. Thank you.

Bill McCarthy, 206 Churchill Drive: What I want to lead off on is something that is going on right up from Connecticut Fastrack. The Town of West Hartford is planning on having a meeting, an informational meeting at the Community Center on December 17th at 6:30 pm. regarding an 8-30g condos for sale, 54 units, for home ownership on an old manufacturing piece of property that they bought. Sounds like they are planning on putting in a nice little project there. The price I think they are estimating \$150,000 to \$200,000 for the units which is a very good price. I plan on going to the meeting, it's going to be Wednesday night the 17th at 6:30 p.m. at the Elmwood Community Center.

That meeting last night, the Town Council meeting, there were a lot of committee appointments and stuff like that and I just wanted to encourage everybody to come to the Committees . I haven't been to see you in quite a while, it's nice to see everybody up and about.

Tying in with the 8-30G and available properties I know you were working on, or have an inventory available of unused property or underused property that are in the Town of Newington. Then, the whole zoning thing, I know that the Kitts Lane property, I don't think the Kitts Lane property ever really got re-zoned and it's still in the turnpike zoning even though they are going to build the 8-30g apartments there. The new one is nice to hear about, but I think overall we were or you were looking at an inventory of the different properties that are still available within the town for development and we have to consider working on our zoning regulations. The other thing, CasaDoro, I drove, I was sitting in Price Shopper today and I know that it already went through you guys and was approved and now it is going to go, reapplied to the Wetlands Commission, or the Conservation people and they have to do their thing again but in the starkness of the winter, it looks poor. I think that Casa Doro can do some really good work in improving that property. I don't know if it had to come to you after it goes to Conservation if it has to come back to you and you have already completed your investigation and application review and just a shout-out to Chris for Garfield Street. I think those guys did a wonderful job, I saw buses down in the parking lot again today.

The Community Center in West Hartford, it's upstairs on the right hand side, in room 24 and that's at 6:30. Thanks. Nice to see everybody, Happy Holidays.

Chairman Sobieski: Paul do you have a list of available properties?
Newington TPZ Commission

December 10, 2025

Paul Dickson: There was an older one when I first started that we started to look at. It does need to be updated so that it something we can look at but it's, most of the time it's not us advertising that this is available.

Chairman Sobieski: I was just wondering, to get an answer on that.

Chairman Sobieski: Anybody else?

V. ZONING OFFICER REPORT

Commissioner Woods: Anything on Maple Hill Avenue?

Erik Hinckley: Yes, we are in court, there is an appeal pending with the attorneys, I think it is on the judge's calendar for the 15th for some sort of action.

Commissioner Woods: Is anyone keeping track of how many appeals we have had?

Erik Hinckley: On this one, on this action?

Commissioner Woods: Yes.

Erik Hinckley: You can follow along, and I think this is the first on this.

Commissioner Harpie: You have a cease and desist on Clarendon? Are they cooperating at all or.....

Erik Hinckley: I have not talked to the gentleman in a couple of months. I will reach back out to him, and from here it would be a fine situation.

Commissioner Harpie: Was that cease and desist brought to him by a marshal or

Erik Hinckley: It goes certified mail and regular mail to his address. He doesn't live there, it's a vacant lot. He lives in New Britain.

VI. REMARKS BY COMMISSIONERS

Commissioner Woods: Just want to follow up on Mr. McCarthy's comments about CasaDoro. We did not approve anything for CasaDoro, except the initial building other but that lot I believe is what he was talking about, obviously that has to go through wetlands before we can take any kind of action. This Commission has not done anything with that
Newington TPZ Commission

December 10, 2025

Page 5

lot. The Conservation Commission, if they approve it, then it comes to us, if they deny it, it doesn't come to us.

Paul Dickson: And their last application, they withdrew.

VII. **PUBLIC HEARING:**

- A. Petition TPZ-25-22: Special Permit for free-standing sign (Sec. 6.2.5) at 77 (AKA 77 & 93) Pane Road in the PD (Planned Development) Zone. Applicant/Contact: Gary Dayhash, Owner: SBS Realty, LLC.

Paul Dickson: So I will jump in again and read it in the long form: Newington Town Plan and Zoning Commission Notice of Public Hearing December 10, 2025 at 7:00 p.m. Notice is hereby given that the Newington Town Plan and Zoning Commission will hold a public hearing in the Council Chambers Room 103 at Town Hall, 200 Garfield Street, Newington, CT on Wednesday, December 10, 2025 to consider the following petitions: Petition TPZ-25-22 Special Permit for free standing sign (Sec. 6.2.5) at 77 (AKA 77 & 93) Pane Road in the PD (Planned Development) Zone. Applicant/Contact: Gary Dayhash, Owner: SBS Realty, LLC. This public hearing will be a Zoom Webinar/Hybrid meeting. Information on how to attend will be posted on the town website at: <https://www.newingtonct.gov/virtualmeetingschedule>. These petitions and related material are available for public inspection at the Town Planner's office, Town Hall Room 204 and through the published agenda at the Town Plan and Zoning Commission agenda center: <https://www.newingtonct.gov/AgendaCenter/TownPlaning:Zoning>. Persons who require an accommodation to participate in this public hearing should contact the /Town Planner at 860-665-8578 or townplanner@newingtonct.gov not less than 24 hours before the public hearing. Submitted Paul Dickson Town Planner. This ran in the Rare Reminder November 27 and December 4, 2025.

Gary Dayhash: Good evening. I was before this Commission months ago to discuss the signage on this property and the result of that was that we were able to count the side of the building which faces the parking lot as the frontage of the building and therefore used that dimension to calculate the allowable signage for the project. Here tonight to ask for approval of the free standing sign, the size of which is the result of that previous approval, so once this is done, the signage on the property will be maxed out. The sign, as indicated on the screen up there as far as the location goes, it would be a metal sign with die cut letters internally lit colors as you can see there, and I believe that all the signage, after this is approved will conform with all town regulations.

Commissioner Harpie: As far as you know, is this the final design?

Gary Dayharsh: It is the final design, the only thing that could change would be that the white panel at the bottom that's been reserved in case the Pickleball space becomes different users then there would be an additional sign below there, but within the same size.

Commissioner Fox: What is the sign made of?

Gary Dayharsh: The sign is, has a steel structure covered by aluminum that is die cut for the letters. There is then colored plastic put inside of that sign, internally lit, and that is what shows the colors that you see on the drawing.

Commission Fox: What kind of lighting do you have? LED?

Gary Dayharsh: There will be LED lights within the cabinet.

Commissioner Fox: Okay, thank you.

Commissioner Woods: Just a question about the lighting? I didn't think we allowed internal lighting.

Paul Dickson: In the town center, no. For the other signs I believe that we do.

Commissioner Woods: I'm fine with it, but it says specifically the town center and the overlay district not internally lit.

Paul Dickson: There are some sign regulations that go into how many nits and how, and things like that so that is the only thing as staff would consider for the applicant just to make sure whatever you have for sign design, that you don't overdo the lighting.

Erik Hinckley: I would just add, the survey up there, this is an as built survey, that pad is already poured for the foundation for the sign and this is generally in the same location on the approved site plan, approved on that site plan. They just didn't follow through with that, and it's approximately fourteen to fifteen feet by scale from the edge of the road.

Paul Dickson: As noted in the staff report the Town Engineer reviewed the location and does not see any issues with sight lines.

Chairman Sobieski: Is there anyone who would like to speak in favor of this? Anyone wishing to speak in opposition?

What is the pleasure of the Commission?

Commissioner Woods moved to close the public hearing and move it to Old Business. I think it's already in Old Business. The motion was seconded by Commissioner Fox. The vote was unanimously in favor of the motion, with seven voting YEA.

VIII. APPROVAL OF MINUTES

Commissioner Pascarelli's name was spelled incorrectly in the beginning of the minutes and should be Pascarelli. Her motion was to accept the minutes with the correction. The motion was seconded by Commissioner Harpie. The motion passed unanimously with seven voting YEA.

IX. NEW BUSINESS

- A. Petition TPZ -25-22; Special Permit for a free standing sign (Sec. 6.2.5) at 77 (AKA 77 & 93) Pane Road in the PD (planned Development Zone) Applicant/Contact Gary Dayhash. Owner: SBS Realty, LLC.

Commissioner Woods moved to approve TPZ 25-22-25 the free-standing sign at 77 (AKA 77-93) Pane Road.

Reason for Approval:

This application meets the requirements of the Special Permit Criteria.

The motion was seconded by Commissioner Pascarelli. The vote was unanimously in favor of the motion, with seven voting YEA.

- B. Petition TPZ-25-23: Biennial review of Balf Quarry operations and site plan at the Balf Company 301 Hartford Avenue in the I (Industrial) Zone.
Applicant/Contact Christopher J. Costello, 652 Black Rock Avenue, New Britain CT: Owner The Balf Company (Tilcon Connecticut, Inc.)

Paul Dickson: So Chris Costello, the applicant has actually joined us on line.

Chris Costello: I'm the environmental land manager for Tilcon, representing Tilcon for its biannual quarry review. I'm assuming that you can see the site plan.

Paul Dickson: I'll just remind the TPZ that the reason that the applicant is here tonight is a requirement of the 1989 agreement between the Town of Newington and the Balf Company.
Newington TPZ Commission

December 10, 2025

It does recognize Balf's right to continue operating the quarry on Mountain Road and Hartford Avenue and again it's a biannual review that Balf agrees to submit to the Town Plan and Zoning Commission updated site plan showing proposed uses, proposing structures and planning perimeter area of excavation if any and a statement of its intended operations for the ensuing two years. That is the reason it is in front of you. It's not a typical site plan application. This is kind of one of those by agreement, they come in every two years, show you what has been done, show you general area of the quarry. I do have some pictures. Myself and the Town Engineer both went to the site with Mr. Costello. It's pretty much exactly as I remember it two years ago, a little more excavation along the floor area that they are doing, but there has been no further encroachment further out, primarily going downward as it has been doing for years.

Chris Costello: There really is not much that is going on there.

Paul Dickson: Chris, as we are getting the plan up, if you would like to go through the documentation, a little bit too about what has been done over the last two years prior and then the plan for the next two years.

Chris Costello: Not much has happened over the past two years. In 2024 we didn't excavate any stone and the asphalt plant did not operate. This past year we removed a little bit of stone about two hundred thousand tons, primarily for concrete production and the asphalt plant ran for three or four months, didn't produce much either. We expect the same thing for the next couple of years. The primary crushing unit that we have we have not operated, we have been hiring an outside company with a portable just to crush stone like I said, for concrete production. The spec of this stone in this quarry is the best stone we have for concrete so we are just using it for that, and that is what we are going to do probably for the foreseeable future.

Paul Dickson: If the Commission has any questions we can run through the plan.

Commissioner Woods: Out of curiosity, how far does the basalt go out of the ground, do you know?

Chris Costello: No, I do not know that. I don't know how deep it goes, I could get that information.

Commissioner Pascarelli: This sounds fine, it's the same moving forward there is not much change, but my question would be, we do have a board or Commission that also, for the neighbors of the quarry, if there are no concerns from them, and we would know that, right?

Paul Dickson: I believe we tried to have that meeting last year, a quorum couldn't be met so, I think that was the year prior too. So that will be moving forward, getting a quorum, getting people seated on that.

Commissioner Harpie: Do you project out the life of this quarry?

Chris Costello: I don't know the answer to that either but I can find that out as well.

Commissioner Harpie: If you point out to us what areas you no longer mine?

Chris Costello: We mine in the same area that we have been. There are no areas that we no longer mine.

Paul Dickson: I can point out to the Commission too since I have been there and seen it too, and I have control over it, it's in front of me, so you kind of see, that is the quarry in the center and I do have some pictures too, so you can see where they highlighted the excavated area so between '23 and '25 it's primarily been again, advancing this face that is in the bottom of the quarry. Working with Mr Costello and looking at the area as it has been described, that as this continues to move over, you can see they have moved over, over the years, starting here and then they continued to move over, so once they reach, because they have a system of getting down to the bottom, again you have the ramps to get there so that kind of limits you a little, and then the future of that will be figured out, how that gets worked out. Right now the ramp system leads all the way down into the quarry and then they are advancing the face towards this direction right here. It would be south.

Commissioner Harpie: I know back then, I guess there was an odor that was emanating from the quarry, and I guess you resolved that. You have always been good to your word and very professional in your management of it, so I don't have any questions beyond that.

Paul Dickson: We tried to highlight for the Commission, that this was the same as the last update. As we noted, the primary crushers where you can see over here are not operating any more, these are the historic crushers on site. They have been replaced for the last several years with a temporary crushing unit that is actually brought in and then brought out so the machinery is not there all year round, but that is conducted right here on site and then the bituminous plant I believe is right here on site.

First picture, these pictures are taken from the bottom of the current excavation of the quarry, this would be looking south and you can kind of see the tiers and the ramp system that is how it has been excavated down. The lower tier is actually the access road. Next, again looking south, looks like we shifted from the other one, with the other face of the quarry again the area of the water that settles in the bottom. They do have all their discharge permits and as noted in their application materials and that is handled by the

Newington TPZ Commission

December 10, 2025

Page 10

state and federal agencies, not within our purview. That would be Russell Road on top there, and this is where the ramp kind of comes into the excavated area and then that would be, to the left side the Jordan Lane area. Previous excavation and the issues that came up but that has been resolved obviously, that is looking towards the Jordan Lane area on the left and Russell on the right.

This is taken again, up on top of the ramp leading down, but you can see this is the bottom and that is the current excavated face, that they move in the direction south and there is still some left on the floor there before going down to another level, but that is how they have been doing it over the last several years, they are just continuing that face that you see.

The next one is a panorama just to give you the same thing, left to right, this gives you a good open view of the bottom of the quarry and this is the area where typically where the stone crusher goes. You see the wide open area, it's adjacent to where the stone is currently stockpiled.

One more picture, same thing, stockpiled to the right and then to the left is when you would go down into the quarry and the last one, the crushing area. Again as you can see, it is just kind of left there, used when it is used and when the machines are not there they go elsewhere. That is all I have for the photos just to give you an idea of what it looks like at the quarry since most people have not been in there.

Commissioner Harpie: Just curious, how many acres involved in that?

Chris Costello: I think it's 200, 225 somewhere around there.

Commissioner Woods: It's a big piece of property.

Commissioner Harpie: So when the day comes that this can't be mined any long, is there some condition of what went on there that limits any kind of development like a land fill situation?

Paul Dickson: I think that is a discussion that the Town will need to have some time in the future. There is nothing that I am aware of at this time but that will be something again, that is an Industrial Zoned property.

Commissioner Pascarelli moved to accept Petition 25-23 for the biennial review of the Balf Quarry operations and site plan dated May 17, 2019, revised December 1, 2025 prepared by J.R. Russo & Associates pursuant to the Town of Newington and Balf Company Agreement, dated April 26, 1989.

Reason for Acceptance:

The review complies with the 1989 agreement between the Town and Balf Quarry.

The motion was seconded by Commissioner Hoffman. The vote was unanimously in favor of the motion, with seven voting YEA.

C. Petition TPZ 25-26 CGS 8-24 Referral - Disposition of a portion of the Griswoldville Avenue Right of Way abutting 125 Waverly Drive, (+/-2208 sf)

Paul Dickson: So this is a town petition. You have in your packets a memo from John Altshula the Town Manager to myself dated December 3rd regarding the 8-24 referral for 125 Waverly. So owners, this is a different one, recently you did the 8-24 regarding the spur on Budney Road. This is a little different that this is a portion of a right of way that is being requested, so the background on this is the owner installed a fence, they installed a fence on town property, they were informed that it was town property and they removed it, which is good, back to the property line but they would really like to have a larger lot for their family so they approached the town with this request. So this is referred to you by two different mechanisms, both the 8-24 referral but also for the 1989 policy for the town regarding basically selling undersized lots. This is a little different but that is the policy we have in place. It has been utilized for right of ways, looking at potentially twelve feet of this right of way so in the staff memo I kind of go through as far as the Plan of Conservation and Development goes they don't normally get this granular, but I have included two different things for consideration. Again, this is an area that is identified or at least appears to be when you look at the pedestrian plan for POCD, the red line is kind of covered up with Griswoldville Avenue. It's assumed that the plan was to potentially run a sidewalk there but again in talking with the Town Engineer there is at least 40 feet now, maybe a little more, they are requesting twelve so you are left with 25 to 28 even if we are counting for differentials and without it actually being surveyed saying it is 30, 25, 27 but we are really looking at 25 feet minimum left over on the right of way, so talking with the Town Engineer he did not see any potential issues with being able to put a side walk in that area. We discussed it with Eversource, Eversource needs 15 feet around the pole to maintain their infrastructure so that would be left over. The gas company has zero interest in putting gas on Griswoldville Avenue. Their loop currently runs in a different direction and the Town Engineer has discussed this with them primarily around that there wouldn't be enough demand on Griswoldville with only a couple of houses to run the gas line down there when they have an existing loop going through. The one organization we have not heard officially back from is the MDC. Initial discussions with the Town Engineer that they do not anticipate a near future project but again we have received no written communication to that effect, so we don't have anything yet and that was one thing in talking with the Town Engineer and the Town Manager, the biggest question of course that comes up when you are potentially giving up right of way is, is there any need for any facilities within there. Once it is transferred over, getting it back becomes a easement process, so again, this is new in front of you tonight, it is something we have discussed with the property owner

Newington TPZ Commission

December 10, 2025

Page 12

through the removal of the fence and the request through the Town Manager's office so again, the (inaudible) likely sidewalks, the bicycle plan does not show any potential desire for a bike

infrastructure down this street, may change in the future or not, but the current POCD has no recommended bicycle routes in this area, not even suitable, shows the Berlin Turnpike as less suitable but hopefully one day that grant may get dislodged or get renamed or something happens along the Berlin Turnpike and we can look at those facilities along the Berlin Turnpike. This is in front of you for both the 8-24 referral and also per the 1989 policy with the Town. That policy does request that the TPZ provide any additional recommendations so this is a little more unusual 8-24 when you are talking about a small, like a 12 foot sliver. You can see the large right of way that is there, and this mostly persists through of Griswoldville Avenue. It's an interesting historic street that, the maps that we have on this are primarily older maps to the point where there was a rendering plant out there at one point and this right of way has actually been changed a little, at one point the street wasn't located in the right of way, it was meandering so this is classic New England just making a road where a road makes sense, so it has been realigned over time, especially when you get down closer to the Berlin Turnpike it's very much narrowed. That was primarily done with the construction of the Walgreens on the Berlin Turnpike. It was a very wide right of way but then as you get closer to the Berlin Turnpike it narrows right down. It jumps right in to the sidewalk that is in front of Walgreens and right along pretty much the road on the northern side. So there is a little bit of facility from the Berlin Turnpike that connects to the other sidewalks, but there is nothing down Griswoldville Avenue. So if the questions, looking for any additional information, again as a reminder in an 8-24 referral any time a town sells land is a trigger for an 8-24 and also anytime a town narrows a right of way, a street or a right of way, is also a trigger for an 8-24 so this checks two of the boxes on that.

Chairman Sobieski: I have a question, Paul. The MDC has not responded at all. Would it be feasible for us to contact them again, I'm just asking.

Paul Dickson: The town Engineer has.....

Chairman Sobieski: There probably is enough land left there after the sale, but I think the MDC needs to be notified.

Commissioner Woods: They just replaced the water line.

Chairman Sobieski: Oh they did.

Paul Dickson: The one thing that is missing there is MDC sewer, so some of those are still on septic. So that is an older part of town, so that is one of the rare areas that is still on septic in Newington and most of the time those facilities do get installed in the road. Again,
Newington TPZ Commission

December 10, 2025

Page 13

the Town Engineer when I talked to him, it's like okay, where you at when we sent the e-mail to more than one person at MDC and hasn't received anything back formally from them yet, but in

talking to them, nothing official, they do not anticipate any project in the near future, but we don't have enough (inaudible)

Commissioner Harpie: So it's my understanding that this party that is asking the Town to do this was in violation initially for a fence they put up. As far as the zoning violation was concerned, they turned it around very quickly.

Erik Hinckley: I met with the contractor on site a couple times.....

Commissioner Harpie: Was that something you picked up on or the neighbors complain?

Erik Hinckley: A neighbor had complained, I went out there took a look, it did affect the sight line, it was originally, he had a six foot fence all the way around and we had to drop it because he was on a corner lot and whatever, and they we discovered, we didn't even realize that the right of way was the way it was there, but we looked at the survey and he was well off of his property.

Commissioner Harpie: So what happens if we say go ahead and the council votes on this and then a year down the road MDC says, whoops, we do have a right away, the fence comes down or.....?

Paul Dickson: It becomes, typically what I have seen is if a structure goes in,

Both talking at once.

Commissioner Harpie: From my own experience, there is no tolerance for violating the right. It cost the town \$250,000 at one point to find that out. So I personally have a problem with supporting it without MDC's letter, we need an answer.

Commissioner Hoffman: I kind of agree. We really should have everybody sign off on this before we give them the go ahead.

Commissioner Woods: MDC does not have right of way.

Paul Dickson: It's the Town of Newington's right of way.

Commissioner Wood: I don't have a problem with this my guess is that they are not going to put sewers there, there are not enough houses. It would cost the residents a fortune so I don't think it will ever be used for anything.

Newington TPZ Commission

December 10, 2025

Page 14

Commissioner Pascarelli: We're going to vote on this tonight, or could we possibly table it?

Paul Dickson: You do have the option to table it. My quick math on that with the 8-24 to look for the 35 days to issue a report should fall on the next regularly scheduled meeting date of 1/14 so 35 days from today. That is actually part of the 8-24 statute.

Commissioner Woods: If we don't act on it, it is considered recommended.

Paul Dickson: Just to reiterate again, beating a dead horse on the 8-24 but the way this mechanism works it's basically to advise and if the TPZ positively recommends it, then it can be approved the normal way through the Council. If the TPZ does not recommend it, then it requires a two thirds majority of the Council to pass. So that is really the trigger, so the TPZ can never say no, you can't do that, it just brings it from one level to another.

Commissioner Woods: You can give MDC another chance, but I guess they don't want to respond, it will take them two years to respond to this.

Chairman Sobieski: I would like to have some type of response from MDC because I know, past experience with MDC all of a sudden they need something and it turns everything into disarray. So we can table this tonight until the next meeting.

Commissioner Woods: We only have until the next meeting and we should act or it just goes through.

Chairman Sobieski: We will know by the next meeting, trying to reach out to MDC one more time.

Paul Dickson: I know Chris has reached out twice, to two different , gotten the verbal, not likely, they don't anticipate, but no one is responding.

Chairman Sobieski: I'd like to get something from them in writing that way if something happens I don't want the Town to be liable.

Commissioner Woods: The Town wouldn't be liable, MDC doesn't have a right of way. So if they decided to do something then they would have to negotiate with the land owner to make that happen, so we're out of it. If we decide and the Council decides to move this forward it's between them and MDC.

Paul Dickson: From the planning perspective, this is we're talking about bike routes and there is provision for the actual infrastructure of the town so it's kind of closely related to that type of jurisdiction, or review talking about the POCD. I did not drill down into

Newington TPZ Commission

December 10, 2025

Page 15

individual, talking about every utility but provides those general statements, to provide for utilities, to provide for future planning. Most of the time, MDC does run stuff in the roads, I can ask the Town Engineer to keep after them.

Chairman Sobieski: I would feel more comfortable with that. Can I have a motion to table this until the next meeting.

Commissioner Harpie: So move.

The motion was seconded by Commissioner Pascarelli. The vote was unanimously in favor of the motion, with seven voting YEA.

X. OLD BUSINESS

None

XI. PETITIONS RECEIVED FOR SCHEDULING

A. Petition 25-24: Special Permit to allow live entertainment with an existing restaurant with alcoholic beverage sales permitted pursuant to N.Z.R. Sections (3.17.6) and (6.6) at 217 Kelsey Street in the PD (Planned Development) zone. Applicant/Contact: Mariela Barreto Perdomo, Owner: Reno Properties II L (Applicant received on 11/24/25 -65 Days to open public hearing by 1/28/26)

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 with 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)

Paul Dickson: You have the two petitions that are listed and I'm going to bring the other one up under the Town Planner report.

Erik Hinckley: We have two petitions, the first is to allow live entertainment within an existing restaurant 270 Kelsey Street, Prime Burger so I can sign off on their entertainment liquor permit. They currently do not have approval for that.

The second item that is coming up is the quick stop at Robbins and Willard Avenue want to convert the convenience store to a straight liquor store. The restaurant that is attached to it will stay in place, it's just a conversion for the use. Those public hearings are tentatively scheduled for January 14th meeting.

XII. TOWN PLANNER REPORT

Paul Dickson: As noted I have to dig into the housing bill, CRCOG is working on synopsis and what I'm looking to do is to get as many synopsis together for you, again looking for something that is as close to a straight legal analysis as I can find and if I find other ones that encompass the whole gambit I think it would be good to actually put them together and then hopefully at the next meeting we can have a discussion regarding what this does, what this means for us, what is this going to do to some of the regulations? There are going to be questions again with the town. From my initial reading of it the 8-30J plans that are required are being replaced by the new housing needs analysis. Again, we will have the opportunity as a town to work with CRCOG or to generate our own. That is something that I will be bringing to the Town Manager and will be bringing ultimately to the Town Council regarding that type of plan. I believe the 8-30J plan normally goes through, correct me if I'm wrong but has been adopted by the Council in the past. So that is again, a town plan and this will be a newer type of plan, we don't know what the allocations are yet we actually have to do the work to come up with those numbers and then we will have to figure out what that is. My goal at the end of the day is to be in the room as much as possible, kind of have discussions about that, because I think having the town's input, I think every town needs to be in the room at the CRCOG level when they are working on this because it does affect us all. We discussed it briefly today at CAZIO and some discussions primarily around certain things in this law that likely will be needing a change regarding parking. It was interesting talking about the whole, if it is under 16 units you don't require any parking analysis, if it's over 16 you can require a parking analysis but you can choose, it seems like it is put in the Commission's purview that you have a choice, but not a choice. Right now it's either you go with what you have, the one space for studio in one, and the two spaces for two and above or the developer is able to do a parking needs analysis. Sounds like the Commission is kind of mandated to use whatever is the lesser of the two. The way it is written does cause some concerns, general public health and safety concerns, same ones we have discussed as applications have come in front of us. My biggest thing is can our fire truck fit in there, can we respond, that is going to be what I am looking at, especially for how this can impact us because at the end of the day, life and safety is the key, that's the point, that is one of the primary points of the zoning regulations is health and safety. Again, I will keep working on that, I don't know if you have anything else.

Erik Hinckley: You guys also got the memo that I briefly touched on earlier about the request from the Zoning Board of Appeals to review the side yard setbacks specifically in the R-12 Zone. AS it was re-zoned at one point from the R-10 and all of those existing garages became non-conforming and houses. I can say that the bulk of the Newington ZBA

applications that we typically get now are to add onto those garages that were perfectly fine when they were built. They were permitted, met the setback requirements, and now they don't. You can't allow an expansion of a non-conformity, so ZBA, and I just put some quick stats together from ZBA from about 1977 forward about how many variance applications were received for that type of thing and you can see they have approved a lot, but not all of them. There are some people who walk away unhappy, it's what ZBA does, taking them on a case by case basis. Don't know if you have any thoughts on this or want to consider it. It will potentially reduce the types of applications from this zone in particular.

Commissioner Woods: I personally think that we should. I sat on the Zoning Board of Appeals eons ago, and we were hearing them back then. It was, every neighbor around me has it, but I can't have it. I get it, it fits our new zoning regulations but it doesn't fit the neighborhood.

Erik Hinckley: Part of their argument is now by re-zoning it created a non-conforming, the town created a non-conforming and they are living with it.

Commissioner Woods: It's something to consider, maybe if the garage was permitted as required and they want to add on to it, fine.....

Paul Dickson: I have actually seen regulations that allow a vertical expansion, so that is an easy one to address this specific thing, or depends on how deeper you want to go into it, from a timing perspective the, we will be looking at the zoning regulations sooner than later. I do have to clear a couple of grants that I am working on right now. I can report that we are meeting with West Hartford on a regular basis to get that rec trails grant through. Again it is actually published, we have it, they have it, but right now getting two of our towns to have the processes together, that is kind of, we're going to get through that step and get this thing published and out for proposals and complete that study. Again, it's primarily an engineering study, we're not proposing building anything at this time, we would have to go for another grant to do that type of project, but that is something that I need to get going and get in place for us to get to that next step of getting that connection. Basically from the Fastrack up to West Hartford and connecting it to Trout Brook and working through there and creating a better network for both towns at the end of the day, so it came to be that we got ours and they got theirs the next year. I have been working with the Planners even more now since I have been here almost three years. So now we actually have good working relationships and I think we might see more cooperation.

I'll put this up exactly as we received the application: This is from Premier Real Estate Services LLC for site plan approval 41 rental apartment homes under CGS 8-30g, 103

Louis Street, Newington, CT. So, again, that would be received and as I noted earlier we are going to through the process, review it, get comments back out to them, meet with them, and then schedule from there.

Commissioner Harpie: In the zone change, none of that stuff could be grandfathered?

Erik Hinckley: No, the garage was built legally but if they want to do an addition to the garage, not a vertical, they just want to add another bay to the garage that would be (inaudible) a non-conformity, I can't grandfather that in, that would have to go through the Zoning Board of Appeals.

Paul Dickson: No, there is no, it was okay in the old zone, but the new zone is different because then zoning would go all the way back to the first, which would be fun to work with someday to actually have a zoning booklet but no.

Erik Hinckley: Then people would have a choice of the regulations, no, I like the '54 version.

Commissioner Harpie: Some of these applications want to add a room above the garage if they have it now?

Erik Hinckley: Some do, and some just want to add on to the side of the house that was conforming before and now they are going to encroach into the side yard setback.

Commissioner Pascarelli: My comment would be if our Planner has, when you have time, I would like to see a recommendation on what the changes could look like from your perspective for the town and helps people out and kind of meets everybody in the middle for these variances.

Chairman Sobieski: I have one quick question, do we know, I don't want to nail anyone down, but do we know approximately how many properties this involves?

Erik Hinckley: The R-12 Zone is thirty-four percent of all properties in town. The ones that we are talking about, honestly are those in subdivisions in the north end of town, so when they were built like that, Crestview, Mountain View, up in that area. The newer ones that were built after the true R-12 regulations are fine.

Chairman Sobieski: I'm just wondering, looking at the number that have come in.

Paul Dickson: I don't want to overpromise, but I'll work with our GIS technician to see what we can do to visualize, if we can make it work and get a good visual what parts of the town, it's a little bit of the town, but you could get the history, what was re-zoned, the original,

how much is conforming, nonconforming even within that, it kind of gives you a case line on how much is affected. I think that is important when ever we do a zoning change.

Chairman Sobieski: It is, and I wanted to have some idea, I kind of figured out that it was the north end of Newington that was developed earlier, but, and some of the center maybe, but I don't know for sure, I'm just curious. I'd like to know.

Paul Dickson: This sounds like the TPZ has some interest in doing this

Erik Hinckley: When we have the next ZBA meeting I will ask them for some recommendations that they may have.

XIII. COMMUNICATIONS

Discussed under Town Planner Report

XIV. PUBLIC PARTICIPATION (For items not listed on the agenda; speakers limited to three minutes.)

Rose Lyons, 46 Elton Drive: I just don't know if this is allowed or not, but I just want to put my two cents in about the reviewing the regulations that now have to go before ZBA. My next door neighbor recently went and appeared before the ZBA and was granted the exception to go ahead and do the addition to build up on his garage. I personally think that it is a great idea, I know it's more work, but I think it's a great idea to give people that live in older homes like in my area, in the north end of town, the option to go up as long as it is not too overpowering for the neighborhood. We want to try to keep these young people, at least I do, and that is why I went and testified and I was in favor of it, so if you could just take a look at it, and if it is in the realm of possibility, I'd like to see you do it, if not, it's not a work I understand, but that being said, I wish you all a healthy and happy holiday season.

XV. REMARKS BY COMMISSIONERS

Commissioner Harpie: With the advent of all of this new housing legislation would it make any sense to have one of the law firms that you know, that you have worked with, for land use and zoning like Halloran & Sage for example to just kind of walk through this thing with you and us and whoever else because it seems to me from the sessions that I have been at the Legislature, it's not even a question of intelligence, it's just the way the bill is scattered into fifty-six some odd sub-bills and the application of you know, no single counsel can do anything about this now, even if they have a great idea, I guess. It seems to me that there are an awful lot of dangerous points in it. Take the homeless for example, there is no

transition housing left for them, so they are going to be on the street. The towns are going to be surprised that they are going to sleep on a bench, or sleep in the park? To provide a portable shower and things like that are not conducive to helping them. It just isn't. I worked with them a number of years ago in Louisiana, they are not the kind of people who, there is a mixture of real issues and some fabricated but most of them have significant issues. That is not really resolved by the bill. The conversion of commercial properties to residential might be a good concept but you don't want to end up like Bridgeport where you have such a mixed zone where you have a house and then a 40,000 square feet gun company. I think this needs a lot of looking at in fairness to all of us, and then we will go with whatever you say. It will take some pressure off of you, and I know that you like to work a thousand hours per week, but this would cut it down to 900. Thank you.

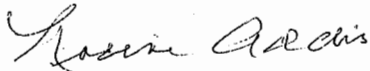
XVI. CLOSING REMARKS BY THE CHAIRMAN

Chairman Sobieski: Everyone have a great holiday, and thank you very much for showing up to participate tonight.

XVII. ADJOURN

Commissioner Woods moved to adjourn the meeting. Seconded by Commissioner Pascarelli. The meeting was adjourned at 8: 15 p.m.

Respectfully submitted,



Norine Addis
Recording Secretary



TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

Paul Dickson
Town Planner

Memorandum

To: TPZ Commission
From: Town Planning Staff
Date: January 8, 2026

Petition TPZ-25-27: Site Plan Modification for two building additions of 3,483 sf (westerly side) and 2,912 sf (easterly 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)



Staff Report:

The applicant is seeking approval for a Site Plan Modification at 40 Commerce Court. A Special permit, TPZ-25-10, was issued by the TPZ on 5/28/2025. The applicant is proposing to enclose the two existing covered canopy drop-off areas. The westerly enclosure will be 3,483 sf and the easterly one 2,912 sf. This requirement for TPZ approval of the Site Plan Modification is triggered by section 5.3.9.A.3 (NZR) because the gross floor area of the additions exceeds 10% of the gross floor area of the existing structure. The enclosure of the canopy was briefly discussed at the prior public hearing and applicant stated he would bring forth an application for that work.

The applicant originally applied for the westerly enclosure, and an administrative wetland permit was authorized by the Commission and granted by the Wetland Agent on 12/18/2025.

The applicant has recently submitted a separate wetland permit for the easterly enclosure, which is in the upland review area for the stormwater basin in the front of the property. This wetland permit may be resolved prior to the TPZ meeting.

Site Modifications

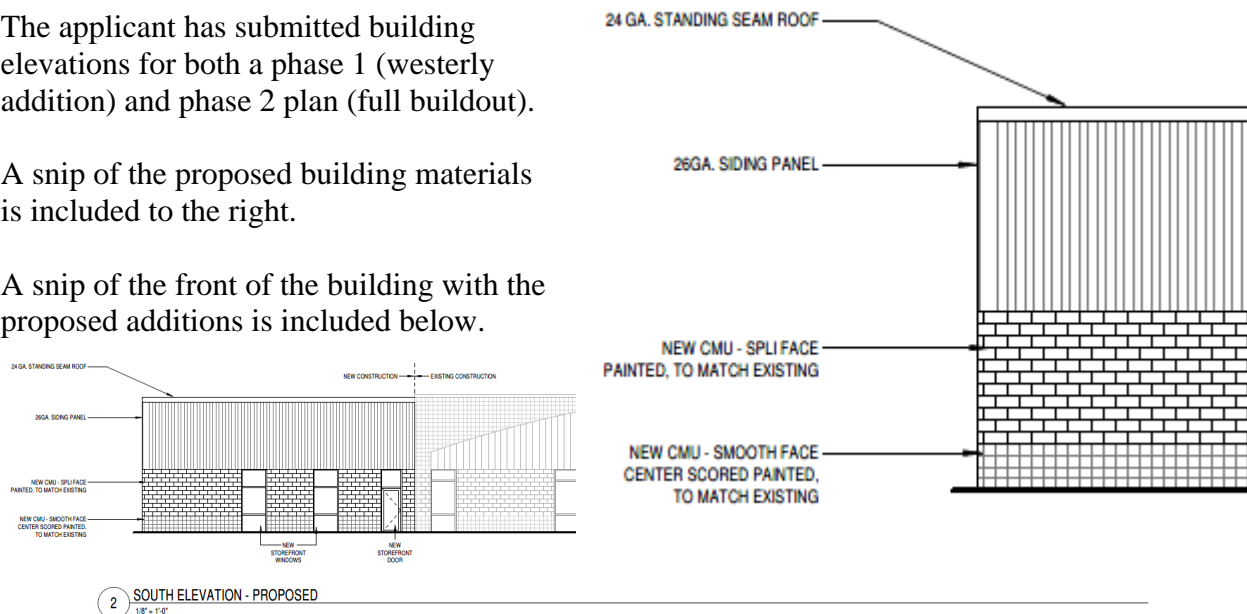
Other than the proposed additions, the minor sitework would not rise to the level of TPZ approval. The applicant proposes to construct a small expansion of paving to enhance circulation around the addition, the removal of 4 parking spaces to balance impervious coverage, and minor utility work.

Building Elevations

The applicant has submitted building elevations for both a phase 1 (westerly addition) and phase 2 plan (full buildout).

A snip of the proposed building materials is included to the right.

A snip of the front of the building with the proposed additions is included below.



Parking

As part of the pending wetland approval the applicant will be removing 4 parking spaces in the northeasterly portion of the parking lot in order to reduce the impervious cover. The enclosure of the two canopies will not eliminate any additional parking spaces and the parking will be sufficient for the current use. Repairs and recalibrating of vehicles will be performed inside the building. Additional vehicles may be parked within the onsite secured fenced area towards the rear of the building.

Staff Comments:

Staff recommends approval of this application as it meets the requirements of the NZR.

Commission:

Staff has reviewed the appropriate regulation for compliance with section 5.3.9 of the NZR attached for your review.

5.3.9 Change in Use and Site Design

A. A change in use of land or in the use of a structure or building will require site plan approval if any one of the following occurs:

1. Increases the amount of parking;
2. Changes the loading or access;
3. Increases the building's gross floor area by more than 10 percent;
4. Alters the site's parking lot green space, landscaping, or increases the amount of buffering required in Section 6.10.

B. Minor changes not requiring additional parking, loading, access or structural addition of less than 10 per cent to the rear or side areas of buildings will not require site plan approval.

C. For the purposes of this section examples of a change of use would include but are not limited to the conversion or addition of floor space from industrial/warehouse use to retail floor space or office floor space. the conversion of retail floor space to recreation use or public assembly use, such as a school or sports complex, church, etc. (Effective 12/01/2001)

D. Changes only to the architecture of the building will not require the submission of a new site plan to the Commission. (Effective 12/01/2001)



TOWN OF NEWINGTON

200 Garfield Street Newington, CT 06111
Town Plan and Zoning Commission
TPZ APPLICATION FORM

Paul Dickson
Town Planner

TO BE COMPLETED BY STAFF:

Petition # TPZ-25-27 Date 12/4/25 Zone _____ Fee paid _____ Check # _____

Address of Subject Property (provide business name, if applicable) 40 Commerce Court

Owner of Record of property ATD Realty, LLC Owner Signature [Signature] Date 11-17-25

Applicant Name PDS Engineering & Construction, Inc.

Address 107 Old Windsor Road, Bloomfield CT 06002

Phone (860) 543-2048

Email billj@pdsec.com

Applicant Signature Bill Johnson

Date 11-17-25

Contact Name Cole Civil + Survey; Stephen Giudice

Phone (860) 628-4484

Address 876 South Main Street, Plantsville CT 06479

Email _____

Email Steve@colecivil.com

Contact Signature _____

Date 11/13/25

COMPLETE APPLICATIONS SUBMITTED, NOT LESS THAN 14 DAYS BEFORE THE NEXT REGULARLY SCHEDULED TPZ MEETING, MAY BE PUT ON THE AGENDA.

A COMPLETE APPLICATION CONSISTS OF: THE APPLICATION AND FEE; SITE PLANS, (IF APPROPRIATE); STORMWATER MANAGEMENT ANALYSIS (FOR SITE PLANS); AND NARRATIVE EXPLANATION (FOR SPECIAL PERMITS).

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- ☐ Zoning Map Change from the _____ Zone to the _____ Zone (Public Hearing required).
- ☐ Zoning Text Amendment to Section _____. *A copy of the proposed amendment and the reason for amendment is attached* (Public Hearing required).
- ☐ Subdivision (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ☐ Resubdivision (Public Hearing required). (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ☐ Special Permit per Section _____ of the Zoning Regulations. *Explanation of the proposed activity is attached* (Public Hearing required).
- ☐ Site Plan Approval (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ☒ Site Plan Modification (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ☐ Other (describe in detail, or attach): _____

PROPERTY OWNER SIGNATURE: _____

DATE: 11-17-25

"I hereby consent to site inspections before, during and after construction to verify proper functioning of the erosion and sediment controls and of the stormwater management design."



Application Narrative

Applicant: **PDS Engineering**

Application: **Proposed Addition and Renovation to Existing Industrial Building**

Location: **40 Commerce Court**

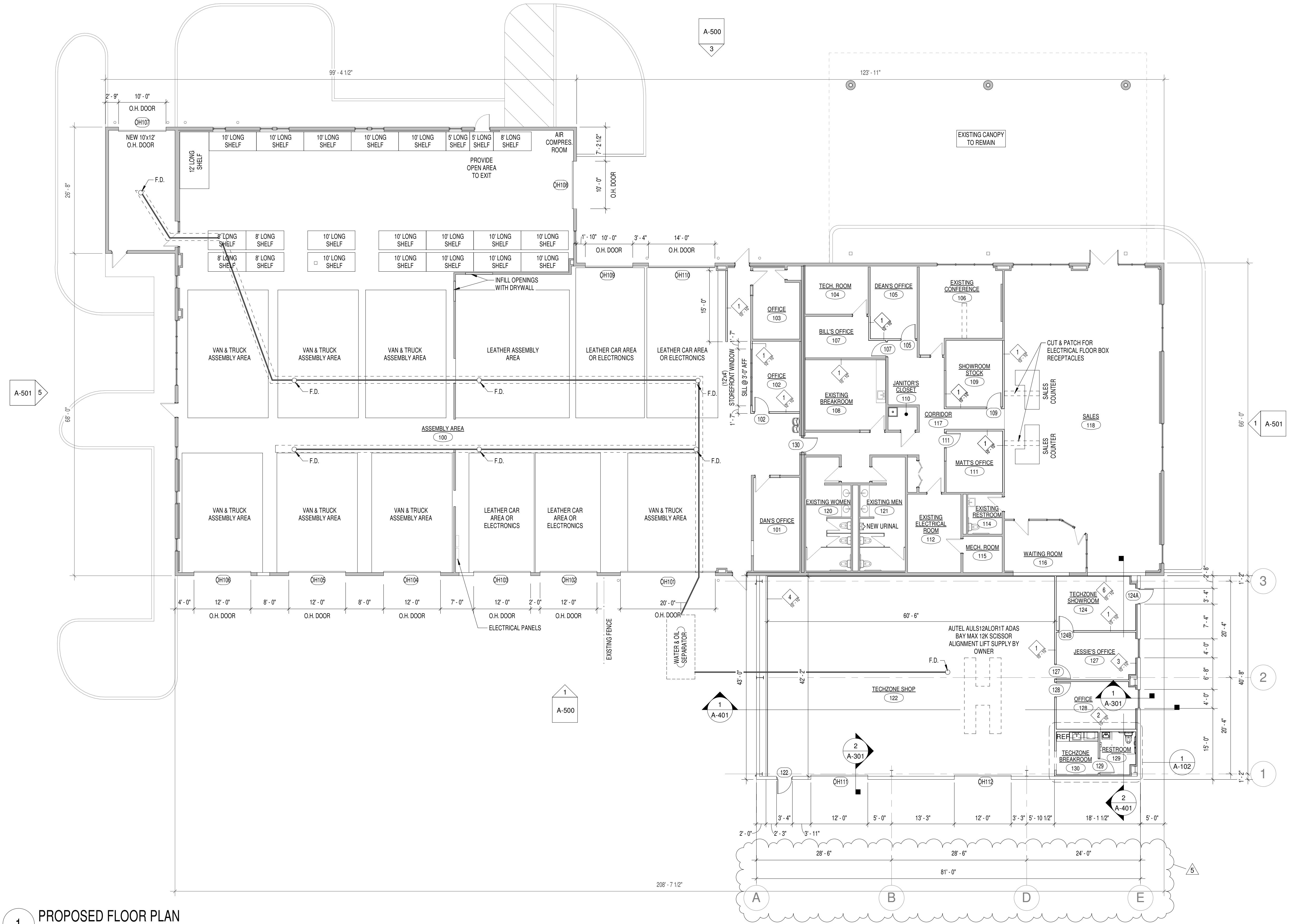
Date: **January 5, 2026**

The existing property located at 40 Commerce Court is a 184,088 SF (4.23 Acre) property in Zone I. The building formerly housed “Progressive Insurance”. The site is serviced by both local sewer and water and has on-site stormwater management in the form of a detention basin. Current parking is 100+ spaces.

The property is to become “Attention to Detail” an automotive repair/service shop for custom accessories. The proposal is to convert the existing canopy on the west side of the building to an enclosed space creating their “tech zone”, an additional shop space. The existing canopy to the east is proposed to be enclosed as part of a future phase of development. The applicant requests the commission approve the enclosure of both spaces at this time to avoid additional applications in the near future.

No new utility connections are proposed. An overall decrease in impervious surface yields no change to the existing stormwater system. Parking layout is to remain unchanged with well over the required spaces for the proposed use.

The applicant received a P&Z Special permit approval for Motor Vehicle Service/Repair on June 11, 2025.



1 PROPOSED FLOOR PLAN
3/32" = 1'-0"

DATE	ISSUE
4.9.2025	PROPOSED DESIGN
6.24.2025	OWNER REVISIONS

REVISIONS		
NO	DATE	DESCRIPTION
1	8/28/2025	REVISION 1: ALTERNATE #1
2	9/17/2025	Revision 2
3	9/17/2025	Revision 3
4	9/26/2025	Revision 4
5	11/4/2025	Revision 5



107 Old Windsor Road
Bloomfield, Connecticut.06002
Telephone: (860) 242-8586
FAX (860) 242-8587

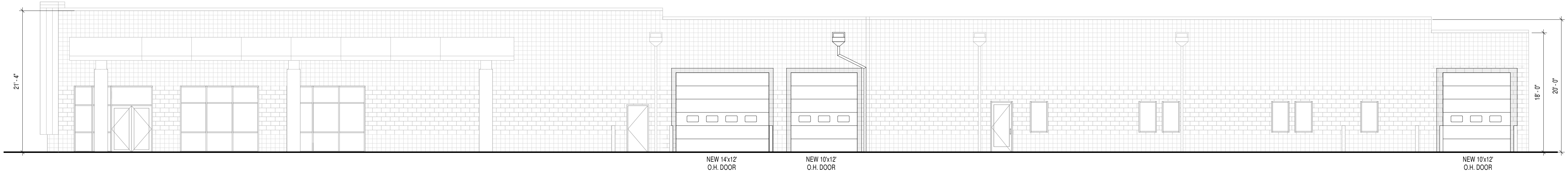
CONSULTANTS:

PROJECT NAME:
**ATTENTION TO DETAIL
RENOVATION**

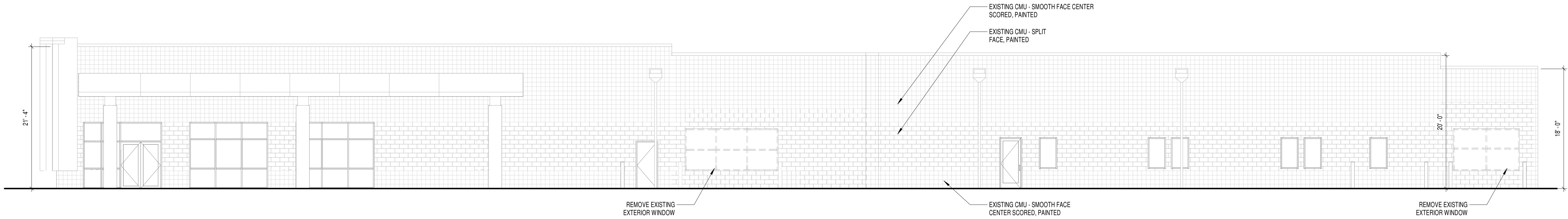
**40 COMMERCE COURT
NEWINGTON, CT**

DRAWING TITLE:
PROPOSED FLOOR PLAN

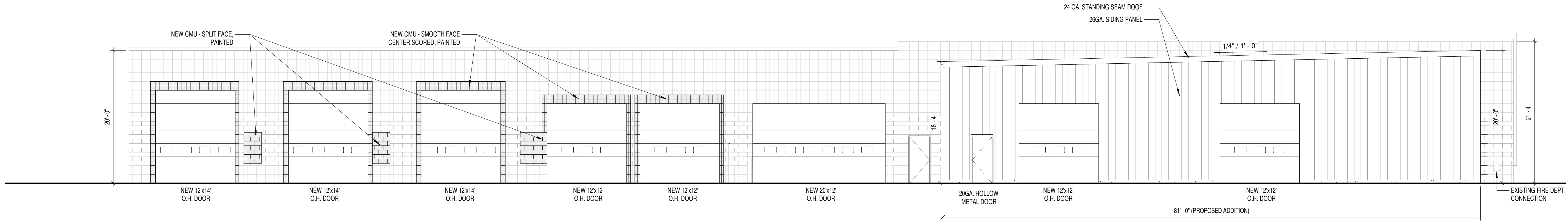
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ARCHITECT:
PROJECT MGR:
DRAFTED BY: RT



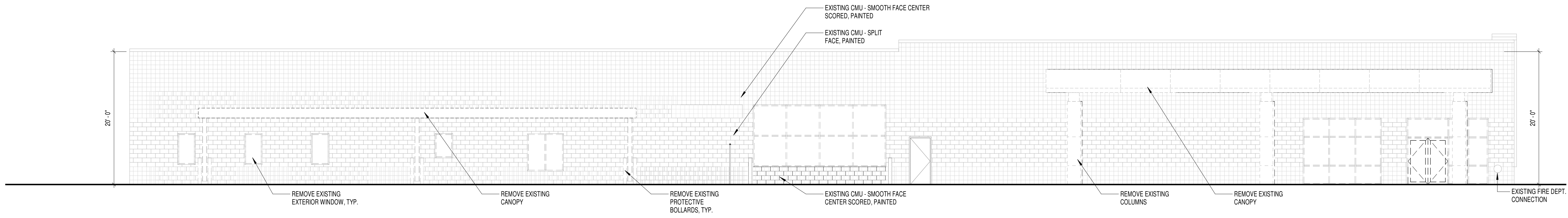
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1/8" = 1'-0"



3 EAST ELEVATION - EXISTING
1/8" = 1'-0"



2 WEST ELEVATION - PROPOSED
1/8" = 1'-0"



1 WEST ELEVATION - EXISTING
1/8" = 1'-0"

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6.24.2025	OWNER REVISIONS

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**40 COMMERCE COURT
NEWINGTON, CT**

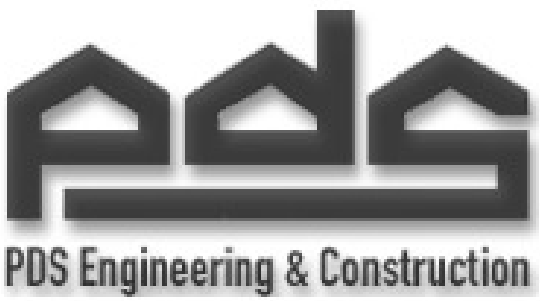
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PROJECT MGR:
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A-500

DATE	ISSUE
4.9.2025	PROPOSED DESIGN
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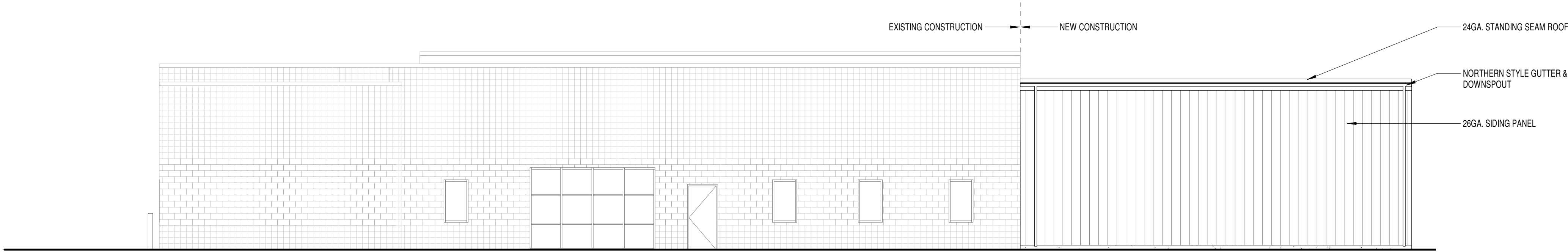
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NEWINGTON, CT

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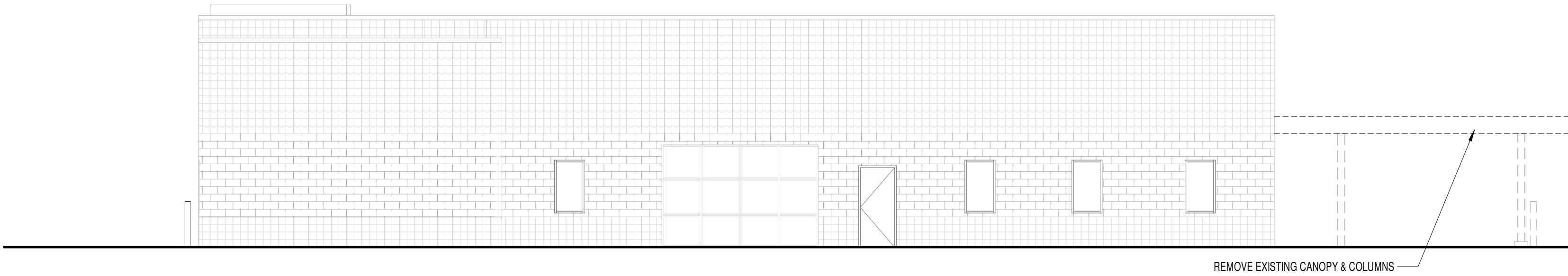
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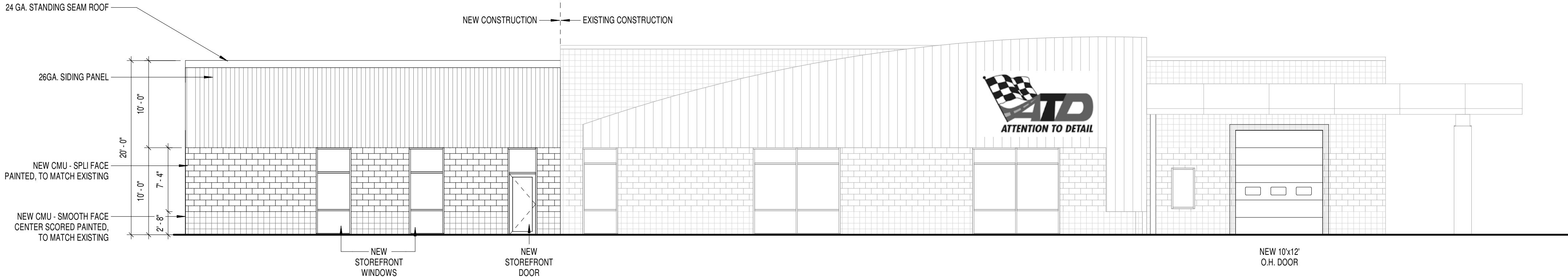
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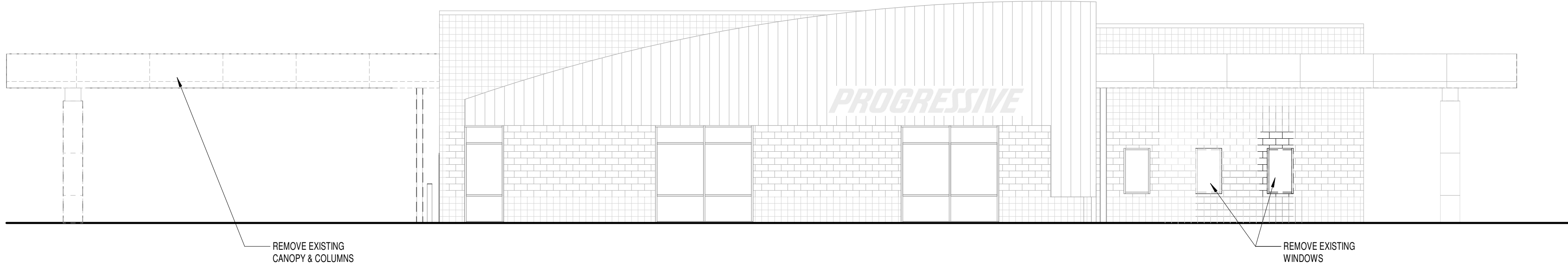
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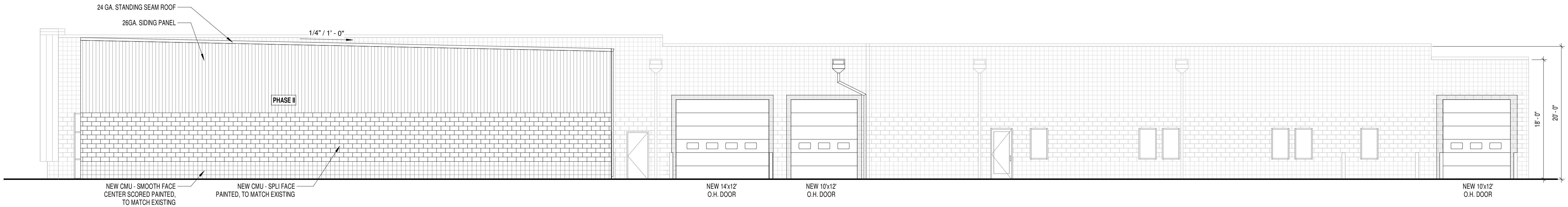
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2 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

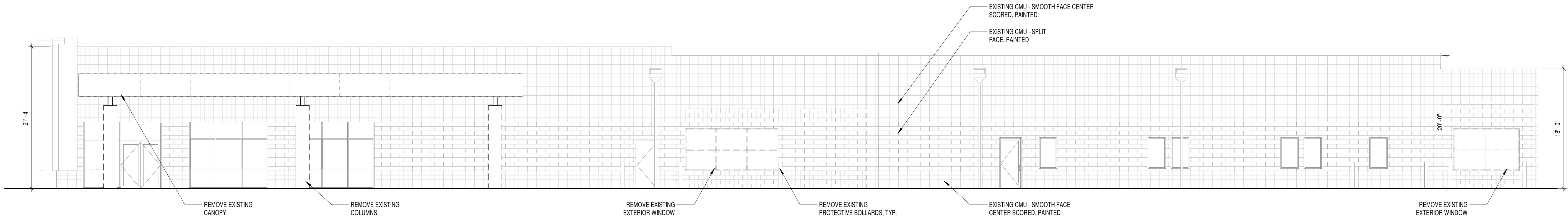


1 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



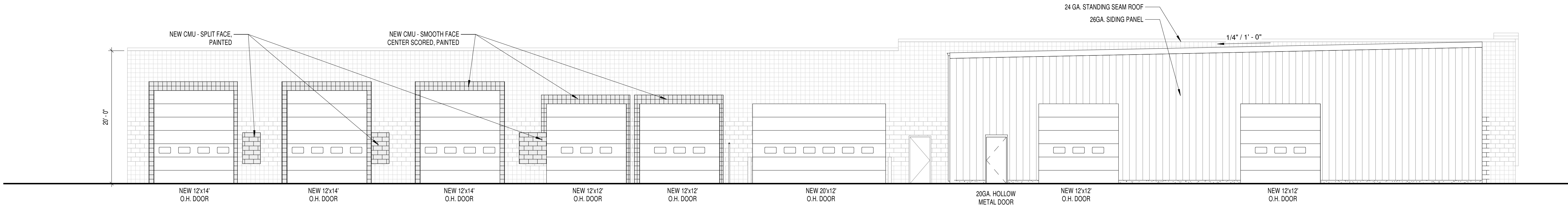
4 EAST ELEVATION - PROPOSED

1/8" = 1'-0"



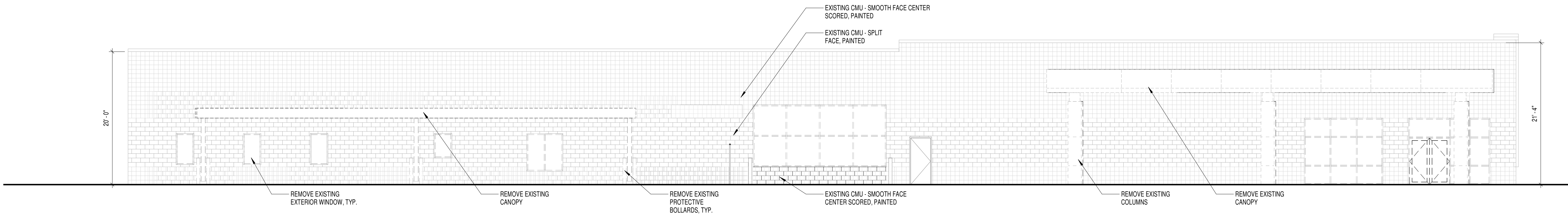
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1/8" = 1'-0"



2 WEST ELEVATION - PROPOSED

1/8" = 1'-0"



1 WEST ELEVATION - EXISTING

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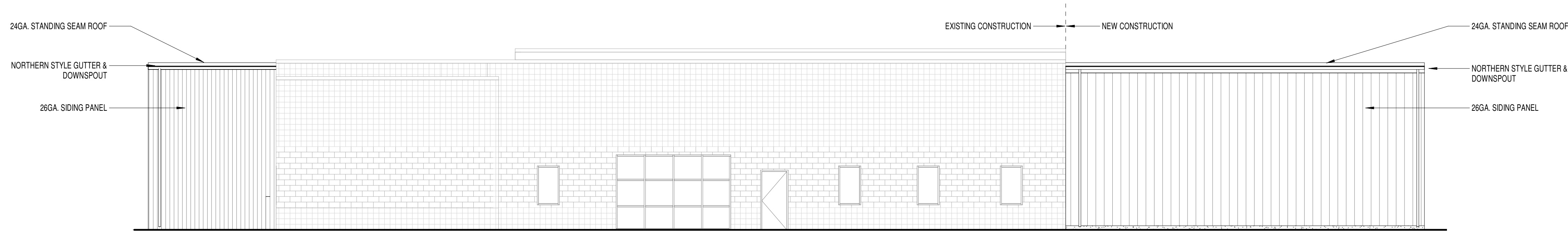
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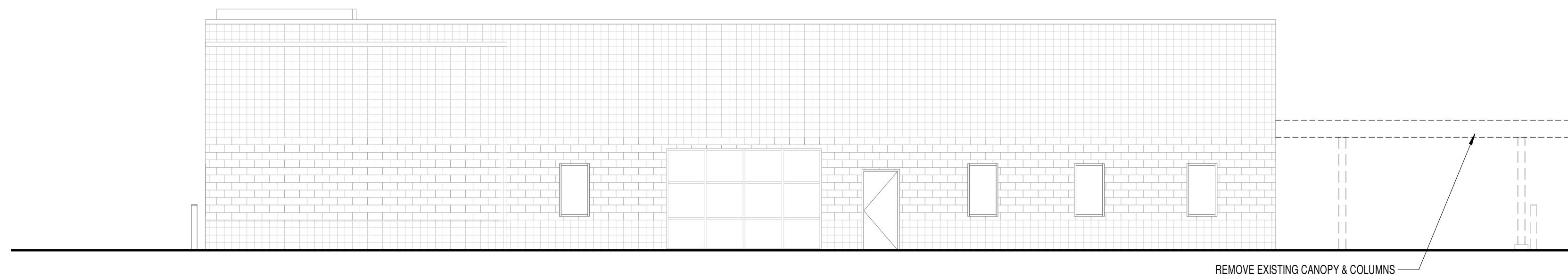
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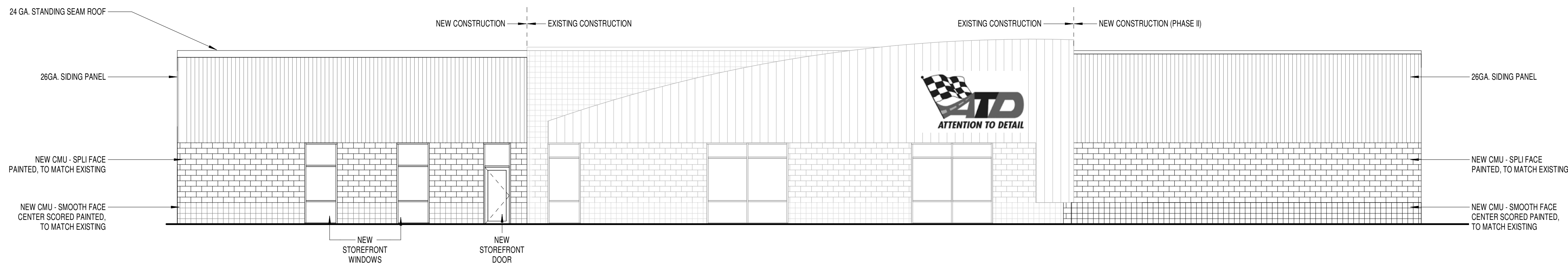
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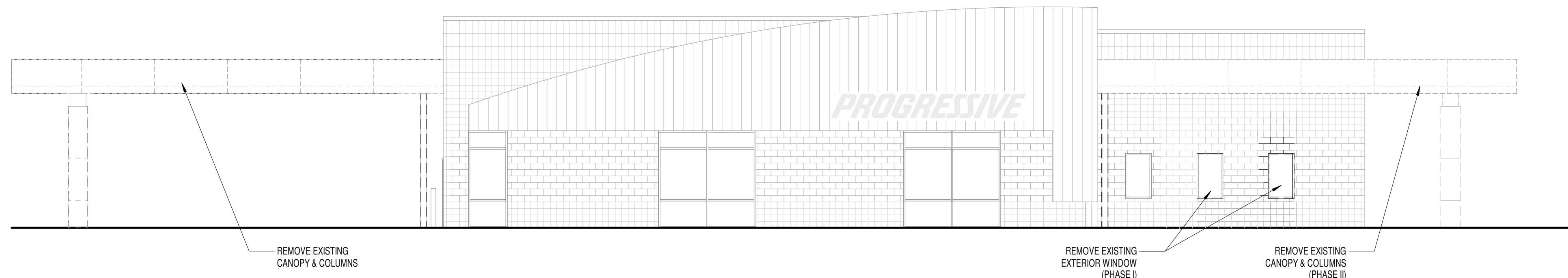
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2 SOUTH ELEVATION - PROPOSED
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1/8" = 1'-0"

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SEAL

ENGINEER: FB
ARCHITECT:
PROJECT MGR:
DRAFTED BY: RT

A-501



TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

Paul Dickson
Town Planner

Memorandum

To: TPZ Commission
From: Town Planning Staff
Date: January 8, 2026
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)

UPDATE 1/8/2026

Since the last meeting, the Town has received email correspondence from the MDC regarding future utility needs for the area and the potential impact of reducing the right-of-way in the subject location. The MDC response is as follows:

We have looked into your inquiry below regarding the sale of this strip of Town of Newington ROW to the property owner at 125 Griswoldville Rd. The District has no objections to this sale, as any future public sanitary sewer mains or public water mains would be installed within the roadway. According to our GIS, the existing Town ROW width in this area is approximately 95' wide. Given this, the reduction in width of 12' should not present an issue to any future needs.

As noted previously, no existing utilities are located within the 12' strip and neither Eversource nor CNG have plans to utilize that strip for future expansion projects.

Application summary

The owners of 125 Waverly Drive have requested to purchase a 12' by approximately 184' (+/-2,208 sf) strip of Town Right-of-Way along their property line abutting Griswoldville Avenue.

This request has been formally submitted to the TPZ for review as part of the Town Resolution 89-258 approval process for your comments as follows:

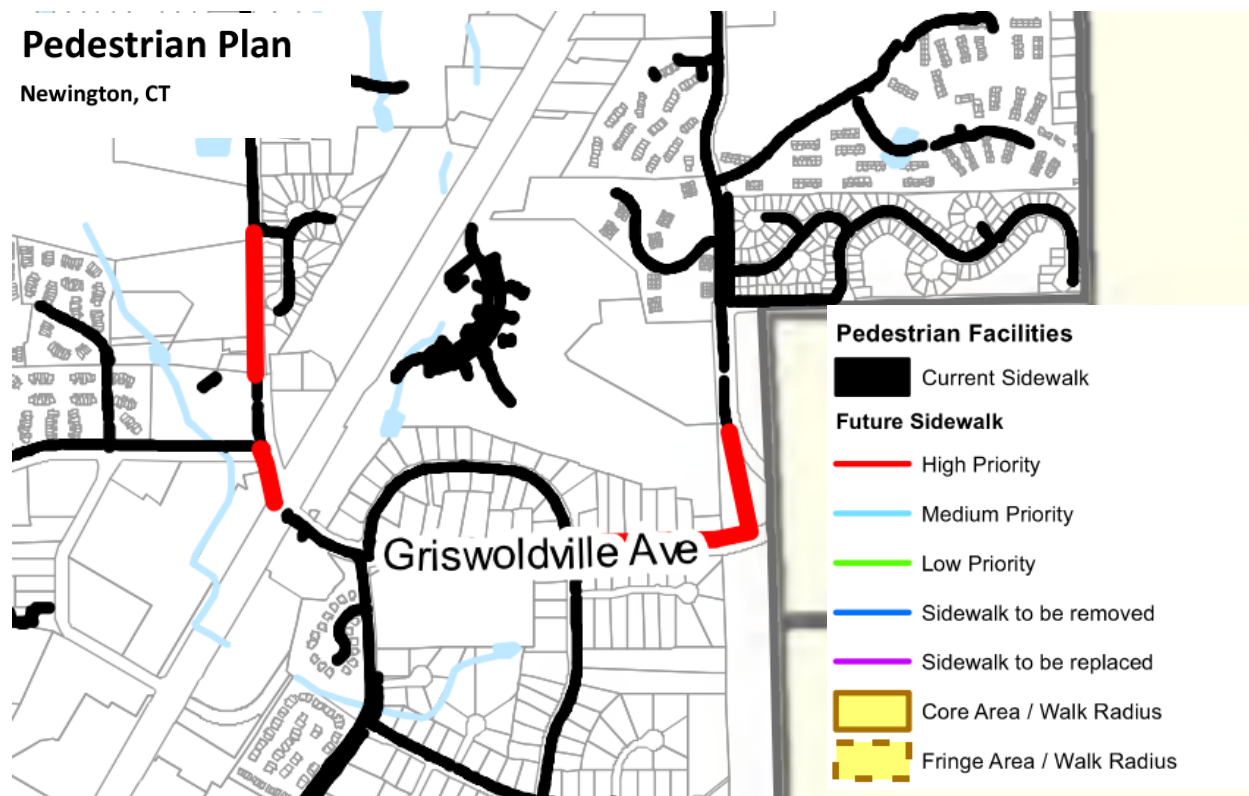
"The TPZ is also requested to submit recommendations on other alternative land uses such as retaining as open space or exchanging for other pieces that might be more useful for Town purposes, as well as commenting on the relationship to the Town's Plan of Development"

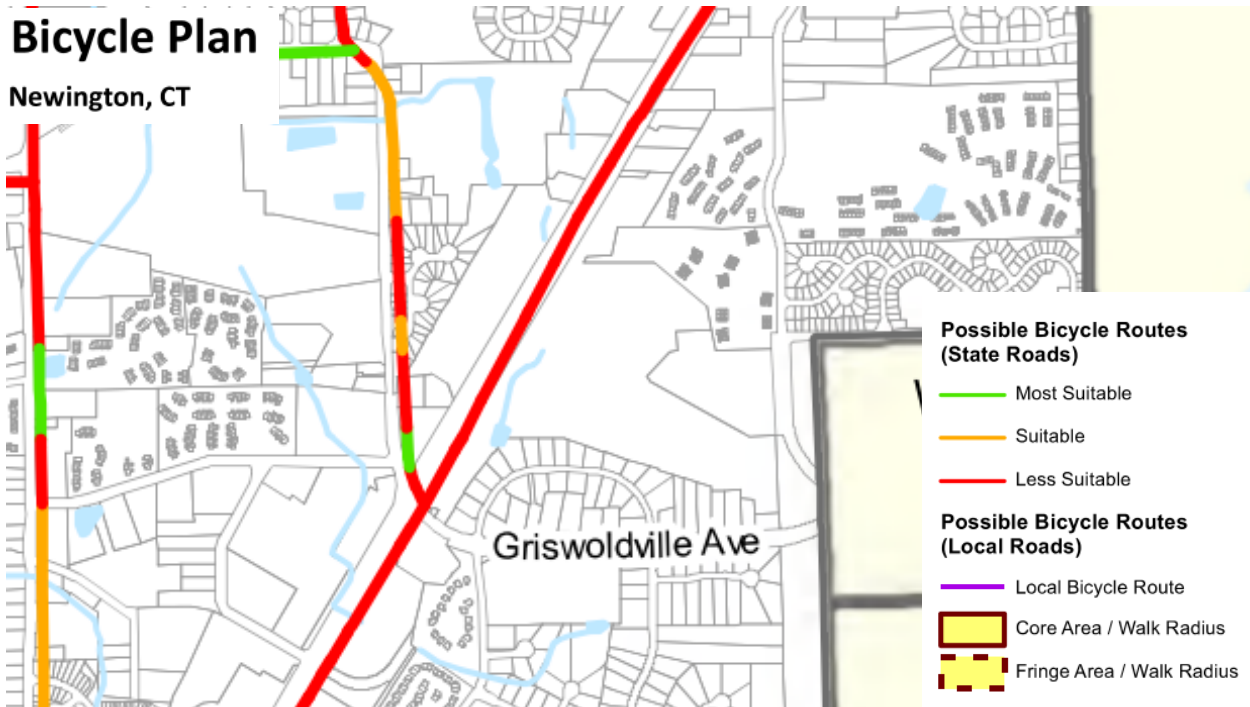
In addition to the TPZ's recommendations under the town policy for the disposition of undeveloped small land, discontinuing a portion of the right-of-way also requires a referral to the TPZ under Connecticut General Statutes, Chapter 126, Section 8-24 for narrowing a public way and selling municipally owned property. Under an 8-24 referral, a report is required from the TPZ, and this report centers around compliance with the Plan of Conservation and Development.

Plan of Conservation and Development

While the POCD is typically not written to a granular level that would discuss a sliver of a right-of-way on Griswoldville Avenue, staff has included some initial analysis, below.

The subject right-of-way is not located within any POCD focus areas. Snips from the POCD Pedestrian Plan (PG 79) and Bicycle Plan (PG 80) are included on the next page of this report for the Commission's review.





Staff Analysis

The subject area is located within the R-20 zoning district, and the property requesting the portion of the right-of-way is located within the “Sunrise Estates” subdivision approved in 2004. Compared to other rights-of-ways, the Griswoldville Avenue ROW is significantly larger than a typical right-of-way. The right-of-way has also been adjusted through development, being significantly narrower at its intersection with the Berlin Turnpike.



Staff Recommendation

The Commission should consider the future impacts, if any, of selling the subject land. The TPZ is requested to recommend alternative land uses and may provide recommendations to achieve the owner's and town's land use goals. The TPZ's findings and recommendation(s) will be incorporated into the Town Manager's report to the Council. The sale of the property will require a public hearing at the Town Council before their action on the sale, pursuant to the Town policy.

Applicable CGS Statute:

Sec. 8-24. Municipal improvements. No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.

January 6, 2026

TO: MANCHESTER PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-148: Proposed zoning regulation amendment at Art. II, Sec. 5.1 to show Community Building as a permitted accessory use in the Planned Residential Development (PRD) zone; and at Art. II, Sec. 5.2 to show Community Building, Sports Court, and Swimming Pool as permitted accessory uses in the Comprehensive Urban Development (CUD) zone.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/21/2026.

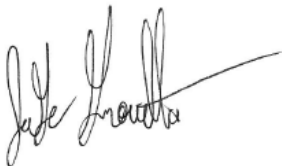
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: East Hartford, South Windsor, Vernon, Bolton, Glastonbury

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: MANCHESTER PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-149: Proposed zoning regulation amendment at Art. II, Sec. 4.2 to remove Medical Office from the Principal Uses Summary Table; at Art. III, Sec. 9.7.B.2 to remove a reference to Medical Offices; at Art. V, Sec. 16.4.2 to specify parking requirements for General Office for Medical Professionals and to replace the use "Medical Offices / Clinics" with "Medical Clinics"; at Art. V, Sec. 17.3.3.B to remove a reference to "medical office"; and at Art. VII (Definitions) to add "medical professionals" to the definition for General Office and to delete the definition for Medical Office.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/21/2026.

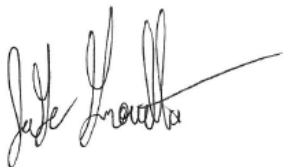
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: East Hartford, South Windsor, Vernon, Bolton, Glastonbury

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: EAST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-150: Proposed text amendment regarding agricultural and home-based business activities.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/14/2026.

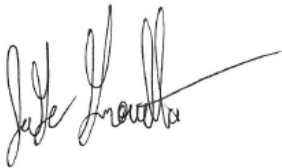
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Glastonbury, Manchester, South Windsor, Hartford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-151: Proposed text amendment pertaining to variances that may be issued by our Zoning Board of Appeals.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 2/9/2026.

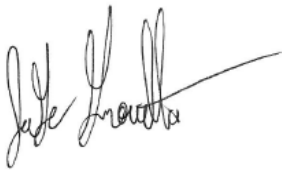
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Windsor, Bloomfield, West Hartford, Newington, Wethersfield, East Hartford, South Windsor

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: CANTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-152: Proposed text amendment pertaining to Adult Day-Care uses.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/21/2026.

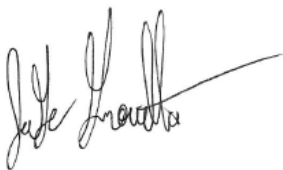
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Avon, Granby, Simsbury, Burlington, Barkhamsted, New Hartford, Northwest Hills COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: CANTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-153: Proposed text amendment regarding agricultural regulations.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/21/2026.

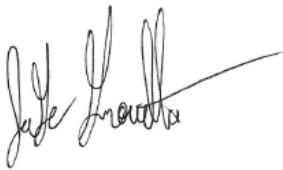
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Avon, Granby, Simsbury, Burlington, Barkhamsted, New Hartford, Northwest Hills COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: WEST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-154: Proposed map change of approximately 2.49 acres at 230 Newington Road from R-6 One-family Residence District zone and IG, General Industrial District zone, to RM-1 Multifamily Residence District zone with a Special Development District (SDD) overlay for the redevelopment of the site into a new 54-unit, 100 percent for-sale affordable housing, multifamily residential community consisting of six (6) two-story building, along with associated parking areas, storm drainage infrastructure and landscaping.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. CRCOG commends most of the amendments in this referral as many of the amendments align with both regional and local goals outlined in the respective Plans of Conservation and Development related to housing choice and opportunity for persons of all backgrounds.

The public hearing date has been scheduled for 1/27/2026.

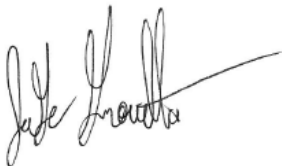
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Avon, Farmington, Newington, Bloomfield, Hartford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: WEST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-155: Proposed application to amend the code of ordinances to allow storage of recreational vehicles to the schedule of permitted accessory uses in single family residential districts.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/27/2026.

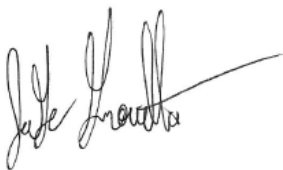
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Avon, Farmington, Newington, Bloomfield, Hartford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: EAST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-156: Proposed text amendment regarding drive-through regulations.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/28/2026.

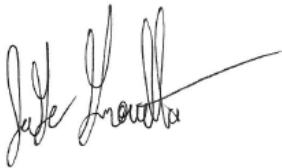
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Glastonbury, Manchester, South Windsor, Hartford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: MANCHESTER PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2026-1: Proposed text amendment regarding an update to nonconforming uses and structures; an update to prohibited uses; an update to uses permitted in residential zones; an update to residential principal uses regulations; an update to residential accessory use regulations; amend residential zone standards; and the restructuring of historic zone regulations and provide a village district overlay zone.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. CRCOG commends most of the amendments in this referral as many of the amendments align with both regional and local goals outlined in the respective Plans of Conservation and Development related to housing choice and opportunity for persons of all backgrounds.

The public hearing date has been scheduled for 2/3/2026.

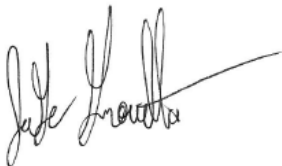
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: East Hartford, South Windsor, Vernon, Bolton, Glastonbury

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
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Jacob Knowlton
Community Development Planner