

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

January 26, 2022 - 7:00 P.M.

This meeting will be presented as a Zoom Webinar/Meeting.  
Information on how to attend will be posted on the Town website at:

<https://www.newingtonct.gov/virtualmeetingschedule>

**AGENDA**

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND SEATING OF ALTERNATES
- III. APPROVAL OF AGENDA
- IV. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes)
- V. REMARKS BY COMMISSIONERS
- VI. PUBLIC HEARING
  - A. Petition #55-21: Special Permit (Sec. 5.2.7) To Modify An Existing Freestanding Sign To Allow For LED Prices At 430 New Britain Ave., Applicant And Owner: S&S Automotive LLC., Contact: Carolyn Parker.  
  
Documents:
    - [55-21 STAFF REPORT.PDF](#)
    - [55-21 APPLICATION SCAN.PDF](#)
    - [55-21 NARRATIVE.PDF](#)
    - [55-21 OWNER AUTHORIZATION.PDF](#)
    - [55-21 RENDERING.PDF](#)
  - B. Petition #50-21, Zoning Text Amendment (Sec 6.16) To Add Medical Marijuana Dispensary Facilities And Production Facilities, Adult-Use Cannabis Cultivator, And Micro Cultivator To The PD Zone And To Add Adult-Use Cannabis Retailer, Hybrid Retailer, Medical Marijuana Dispensary Facilities To The PD And B Zone, Applicant And Contact: Newington TPZ. (Continued From 1-12-22)
  - C. Petition #52-21: Zoning Text Amendment (Sec. 3.22.1) To Define And Allow Commercial Vehicles As An Accessory Use In Residential Zones, Applicant And Contact: Newington TPZ  
  
Documents:
    - [52-21 STAFF REPORT.PDF](#)
    - [52-21 APPLICATION SCAN.PDF](#)
    - [52-21 MARKUP CHANGES.PDF](#)
    - [CLEAN COMMERCIAL VEHICLES.PDF](#)
    - [CURRENT TPZ REGULATIONS SEC 3.22.1 EFFECTIVE 11-24-21.PDF](#)
- VII. APPROVAL OF MINUTES
  - A. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 01122022 REGULAR MEETING.PDF](#)

VIII. NEW BUSINESS

A. None

IX. OLD BUSINESS

- A. Petition #54-21, Zoning Text Amendment (Sec. 3.19.2.B.1) To Delete The Requirement That Residential Developments In The PD Zone Be Located On Sites With Direct Access To The Berlin Turnpike Or Streets That Directly Connect To The Berlin Turnpike, Applicant: Alan Bongiovanni.
- B. Petition #55-21: Special Permit (Sec. 5.2.7) To Modify An Existing Freestanding Sign To Allow For LED Prices At 430 New Britain Ave., Applicant And Owner: S&S Automotive LLC., Contact: Carolyn Parker.
- C. Petition #50-21, Zoning Text Amendment (Sec 6.16) To Add Medical Marijuana Dispensary Facilities And Production Facilities, Adult-Use Cannabis Cultivator, And Micro Cultivator To The PD Zone And To Add Adult-Use Cannabis Retailer, Hybrid Retailer, Medical Marijuana Dispensary Facilities To The PD And B Zone, Applicant And Contact: Newington TPZ.
- D. Petition #52-21: Zoning Text Amendment (Sec. 3.22.1) To Define And Allow Commercial Vehicles As An Accessory Use In Residential Zones, Applicant And Contact: Newington TPZ

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #03-22: Special Permit (Sec. 3.2.1) To Allow A Church At 249D New Britain Ave., Applicant And Contact: Sherly Nevarez, Owner: Newington Thai LLC.

XI. TOWN PLANNER REPORT

A. Future Agenda Form

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

XII. COMMUNICATIONS

XIII. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes)

XIV. REMARKS BY COMMISSIONERS

XV. CLOSING REMARKS BY THE CHAIRMAN

XVI. ADJOURN