

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

JANUARY 27, 2021 - 7:00 P.M.

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

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**AGENDA**

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND SEATING OF ALTERNATES
- III. APPROVAL OF AGENDA
- IV. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes. Use The Zoom "Raise Hand" Function)
- V. REMARKS BY COMMISSIONERS
- VI. PUBLIC HEARING
  - A. Legal Notice Of Public Hearing
    - Documents:
      - [LEGAL NOTICE 1-27-21 TPZ PH.PDF](#)
  - B. 1. Petition #42-20: Special Permit (Section 3.4.4: Home Occupation) At 92 Old Musket Drive, Erika Whetzel, 92 Old Musket Drive, Newington, CT, Owner/Applicant/Contact.
    - Documents:
      - [42-20 STAFF REPORT.PDF](#)
      - [42-20 APPLICATION SCAN 92 OLD MUSKET DR 12-23-20.PDF](#)
      - [42-20 LOCATION MAP.PDF](#)
  - C. 2. Petition #43-20: Resubdivision At 712 Cedar Street, Fenn Road Associates, LLC, Owner/Applicant, Mark S. Shipman, 433 S. Main Street, #319, West Hartford, CT, Contact.
    - Documents:
      - [43-20 STAFF REPORT.PDF](#)
      - [43-20 CEDAR ST 712 - APPLICATION SCAN.PDF](#)
      - [43-20 RE-SUB PLAN CLOSE UP.PDF](#)
  - D. 3. Petition #01-21: Special Permit (Section 3.17: Auto Related Use In I Zone) At 260 Stamm Road, Integra Realty Associates LLC, Owner, Jerzey Sajdlowski, 260 Stamm Road, Newington, CT, Applicant/Contact.
    - Documents:
      - [01-21 STAFF REPORT.PDF](#)

[01-21 APPLICATION SCANNED.PDF](#)  
[01-21 SITE PLAN.PDF](#)

VII. APPROVAL OF MINUTES

- A. 1. January 13, 2021 – Regular Meeting (To Be Provided By Email.)

VIII. NEW BUSINESS

- A. 1. Petition #44-20: Site Plan Approval At 712 Cedar Street, Fenn Road Associates, LLC, Owner, Gold Coast Properties CT 1, LLC, Applicant, Robin Pearson, 701 Hebron Avenue, Glastonbury, CT, Contact.

Documents:

[44-20 STAFF REPORT.PDF](#)  
[44-20 CEDAR ST 712 - APPLICATION SCAN.PDF](#)  
[44-20 000-42690-NEWINGTON HOTEL SITE PLANS.PDF](#)

IX. OLD BUSINESS

- A. 1. Petition #40-20: Site Plan Modification At 50 Mill Street Extension (New Meadow Elderly Housing), Elderly Housing Management, Inc., Owner/Applicant, Stephany Seguro, 127 Washington Avenue, 5th Floor East, North Haven, CT, Contact.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. 1. Petition #03-21: Special Permit (Section 5.2 & 6.11: New Car Wash Facility) At 2530 Berlin Turnpike, Margus Properties, LLC, Owner, 2530 Berlin Turnpike LLC, Applicant, Steve Ensign, 2530 Berlin Turnpike, Newington, CT, Contact.

XI. TOWN PLANNER REPORT

XII. COMMUNICATIONS

- A. CRCOG Zoning Reports To Berlin, Farmington, Hartford, And West Hartford TPZ.

Documents:

[1-15-21 TOWN LETTERS.PDF](#)

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

XIV. REMARKS BY COMMISSIONERS

XV. CLOSING REMARKS BY THE CHAIRMAN

XVI. ADJOURN