

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

January 28, 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. REMARKS BY COMMISSIONERS
- VI. PUBLIC HEARING
 - 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)
 - 1. Petition TPZ-25-28 Items
 - Documents:
 - 1 TPZ-25-28 STAFF REPORT 1-22.PDF
 - 2 TPZ 25-28 - 103 LOUIS STREET APPLICATION PACKAGE 12-10.PDF
 - 3 TPZ 25-28 - AH NEEDS MEMO PACKAGE - 12-10.PDF
 - 4 TPZ 25-28 (SITE PLAN) CIVIL PLANS 12-10.PDF
 - 5 TPZ 25-28 - ARCHITECTURAL PLANS 12-10.PDF
- VII. APPROVAL OF MINUTES
 - A. Approval Of Minutes From January 14, 2026 Regular Meeting
 - Documents:
 - TPZ REGULAR MEETING MINUTES 1.14.26.PDF
- VIII. NEW BUSINESS
 - 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)

IX. OLD BUSINESS

X. PETITIONS RECEIVED FOR SCHEDULING

XI. TOWN PLANNER REPORT

A. Town Planner Update

B. Current Land Use Applications

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

XII. COMMUNICATIONS

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

XIV. REMARKS BY COMMISSIONERS

XV. CLOSING REMARKS BY THE CHAIRMAN

XVI. ADJOURN