

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