

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

February 9, 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. ZONING ENFORCEMENT OFFICER REPORT
  - A. ZONING ENFORCEMENT OFFICER REPORT

Documents:

[ZEO REPORT JANUARY 2022.PDF](#)

- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING

- A. Petition #01-22: Special Permit (Sec. 3.17.8) And Associated Site Plan To Allow Storage Of Motor Vehicles At 249 Day St., Applicant: Mirabelli Automotive, LLC., Owner: 249 Day Street, LLC., Contact: Robert F. Ludgin.

Documents:

[01-22 STAFF REPORT.PDF](#)  
[01-22 APPLICATION SCAN.PDF](#)  
[01-22 NARRATIVE.PDF](#)  
[01-22 249 DAY STREET PLANS REDUCED.PDF](#)

- VIII. APPROVAL OF MINUTES

- A. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 01262022 SPECIAL MEETING.PDF](#)  
[TPZ MINUTES 01262022 REGULAR MEETING.PDF](#)

- IX. NEW BUSINESS

- A. Petition #02-22: Site Plan Modification At 16 Fenn Road, Applicant: Vincent Porzio, Owner: 16 Fenn Road Realty, LLC., Contact: Mark S. Shipman.

Documents:

02-22 STAFF REPORT.PDF  
02-22 APPLICATION SCAN.PDF  
02-22 TRAFFIC IMPACT REPORT, 16 FENN ROAD - REV. 01-12-2022.PDF  
02-22 PLANS REDUCED.PDF

X. OLD BUSINESS

- A. 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 (Tabled From 1/26/2022)
- B. Petition #01-22, Special Permit (Sec. 3.17.8) And Associated Site Plan To Allow Storage Of Motor Vehicles At 249 Day St., Applicant: Mirabelli Automotive, LLC., Owner: 249 Day Street, LLC., Contact: Robert F. Ludgin.
- C. Petition #02-22: Site Plan Modification At 16 Fenn Road, Applicant: Vincent Porzio, Owner: 16 Fenn Road Realty, LLC., Contact: Mark S. Shipman.

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #05-22: Zoning Regulation Amendment (Sec. 3.19) To Modify Zoning Regulations Pertaining To Residential Buildings In The PD Zone Regarding Hiring Of Third-Party Consultants At Applicant's Expense, Requiring A Direct Site Access To Berlin Turnpike, Requiring A Traffic Impact Analysis, And Reducing Building Height To 2 (Two) Stories, Applicant And Contact: Igor Bochenkov.

XII. TOWN PLANNER REPORT

- A. Future Agenda Form

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

XIII. COMMUNICATIONS

- A. CRCOG Letters 01/28/2022

Documents:

1-28-22 TOWN LETTERS.PDF

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

XV. REMARKS BY COMMISSIONERS

XVI. CLOSING REMARKS BY THE CHAIRMAN

XVII. ADJOURN