

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

February 11, 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. ZONING ENFORCEMENT OFFICER REPORT

Documents:

[ZEO REPORT - JANUARY 2026.PDF](#)

VI. REMARKS BY COMMISSIONERS

VII. 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.

- 1. Petition TPZ-25-28 Items

Documents:

[1 TPZ 25-28 STAFF REPORT 2-5-26.PDF](#)  
[2 TPZ 25-28APPLICANT REQUEST FOR PUBLIC HEARING CONTINUANCE.PDF](#)  
[3 TPZ 25-28 SUPPLEMENTAL MATERIALS \(PREVIOUSLY SUBMITTED AT 1-28 HEARING\).PDF](#)

VIII. APPROVAL OF MINUTES

- A. Approval Of Minutes From January 28, 2026

Documents:

[TPZ REGULAR MEETING MINUTES 1.28.26.PDF](#)

IX. NEW BUSINESS

A. Zoning Regulation Amendment Discussion

Documents:

[ZONING REGULATION AMENDMENT DISCUSSION.PDF](#)

X. OLD 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.

XI. PETITIONS RECEIVED FOR SCHEDULING

XII. TOWN PLANNER REPORT

A. Town Planner Update

B. Current Land Use Applications

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

XIII. COMMUNICATIONS

A. CRCOG Letters

Documents:

[01-30-26 TOWN LETTERS.PDF](#)

[02-05-26 TOWN LETTERS.PDF](#)

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

XV. REMARKS BY COMMISSIONERS

XVI. CLOSING REMARKS BY THE CHAIRMAN

XVII. ADJOURN