

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

February 23, 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>

**SECOND AMENDED 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. REMARKS BY COMMISSIONERS
- VI. PUBLIC HEARING

- A. Petition #03-22: Special Permit (Sec. 3.2.1) To Allow A Church At 425D New Britain Ave., Applicant And Contact: Sherly Nevarez, Owner: Newington Thai LLC.

Documents:

[03-22 STAFF REPORT.PDF](#)  
[03-22 APPLICATION SCAN.PDF](#)  
[03-22 SITE MAP.PDF](#)

- B. Petition #04-22: Special Permit (Sec. 3.19.2) To Allow A Residential Development In The PD Zone At 227 Pane Road And 253 Maselli Road, Applicant And Contact: Timothy Henzy, Owner: White Birch Crossing, LLC.

Documents:

[04-22 STAFF REPORT.PDF](#)  
[04-22 APPLICATION SCAN.PDF](#)  
[04-22 NARRATIVE.PDF](#)  
[04-22 PLANS REVISED 2-16-22.PDF](#)  
[04-22 REVISED ARCHITECTURAL 02-16-22.PDF](#)  
[04-22 TRAFFIC STUDY.PDF](#)

- C. Petition #51-21: Zoning Text Amendment (Sec. 7.4.6) To Modify The Driveway Site Plan Design Standards, Applicant And Contact: Newington TPZ

Documents:

[51-21 STAFF MEMO.PDF](#)  
[51-21 APPLICATION SCAN.PDF](#)  
[51-21 MARKUP CHANGES REVISED 2-14-2022.PDF](#)  
[51-21 SECTION 6.1.1.C.PDF](#)

## VII. APPROVAL OF MINUTES

### A. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 02092022 SPECIAL MEETING.PDF](#)  
[TPZ MINUTES 02092022 REGULAR MEETING.PDF](#)

## VIII. NEW BUSINESS

- A. Petition #04-22: Site Plan Approval For A Residential Development In The PD Zone At 227 Pane Road And 253 Maselli Road, Applicant And Contact: Timothy Henzy, Owner: White Birch Crossing, LLC.

All documents for Petition #04-22 are included in the Public Hearing for Petition #04-22: Special Permit (Sec. 3.19.2) to allow a residential development in the PD Zone at 227 Pane Road and 253 Maselli Road.

## IX. OLD BUSINESS

- A. Petition #03-22: Special Permit (Sec. 3.2.1) To Allow A Church At 425D New Britain Ave., Applicant And Contact: Sherly Nevarez, Owner: Newington Thai LLC.
- B. Petition #51-21: Zoning Text Amendment (Sec. 7.4.6) To Modify The Driveway Site Plan Design Standards, Applicant And Contact: Newington TPZ
- C. Petition #04-22: Special Permit (Sec. 3.19.2) And Associated Site Plan To Allow A Residential Development In The PD Zone At 227 Pane Road And 253 Maselli Road, Applicant And Contact: Timothy Henzy, Owner: White Birch Crossing, LLC.

## X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #09-22: Special Permit (Sec. 3.15.3) To Allow A Restaurant In The B-BT Zone At 85 Kitts Lane, Applicant, Contact And Owner: Dale Hume-Rimai.
- B. Petition #07-22: Special Permit (Sec. 3.19) To Allow A Residential Development In The PD Zone At 35, 67, & 69 Culver Street And 258 Deming Street, Applicant: AR Building Co, Inc., Owner: RDTHREE, LLC., Contact: Bongiovanni Group, Inc.
- C. Petition #08-22: Site Plan Approval At 35, 67, & 69 Culver Street And 258 Deming Street, Applicant: AR Building Co, Owner: RDTHREE, LLC, Contact: Bongiovanni Group, Inc.

## XI. TOWN PLANNER REPORT

- A. Future Agenda Form

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

## XII. COMMUNICATIONS

- A. CRCOG Letters 2-4-22  
East Granby, Simsbury, and Hartford.

Documents:

[2-4-22 TOWN LETTERS.PDF](#)

## XIII. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2

Minutes)

XIV. REMARKS BY COMMISSIONERS

XV. CLOSING REMARKS BY THE CHAIRMAN

XVI. ADJOURN