

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

March 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>

**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. ZONING ENFORCEMENT OFFICER REPORT
  - A. ZONING ENFORCEMENT OFFICER REPORT
- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING
  - 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.

Documents:

[FEBRUARY 2022.PDF](#)

Documents:

[05-22 STAFF REPORT.PDF](#)  
[05-22 REVISED PROPOSED REGULATIONS AMENDMENT CLEAN 2-17-22.PDF](#)  
[05-22 SEC. 4.5 TABLE B.PDF](#)  
[05-22 NARRATIVE.PDF](#)  
[05-22 APPLICATION SCAN.PDF](#)

- B. 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.

Documents:

[09-22 STAFF REPORT.PDF](#)  
[09-22 APPLICATION SCAN.PDF](#)  
[09-22 PLANS.PDF](#)

## VIII. APPROVAL OF MINUTES

### A. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 02232022 REGULAR MEETING.PDF](#)

## IX. NEW BUSINESS

- A. Petition #14-22: Site Plan Modification At 187 Costello Road, Applicant And Owner: 187 Costello Road, LLC, Contact: James P. Cassidy, P.E.

Documents:

[14-22 STAFF REPORT.PDF](#)  
[14-22 APPLICATION SCAN.PDF](#)  
[14-22 PLANS.PDF](#)

- B. Petition #16-22: Change Of Use And Site Plan Modification (Sec. 5.3.9) To Allow A Dining Cluster And Parking Incentives In The TOD Zone At 12 Fenn Road, Applicant And Owner: Fenn Road Associates, LLC., Contact: Mark S. Shipman.

Documents:

[16-22 STAFF REPORT.PDF](#)  
[16-22 APPLICATION SCAN.PDF](#)  
[16-22 NARRATIVE.PDF](#)  
[16-22 FENN ROAD - DRAWING A101 - FLOOR PLAN.PDF](#)  
[16-22 FUTURE PARKING EXPANSION 2022-0217-A.PDF](#)

## X. OLD BUSINESS

- 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.
- B. 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.
- C. Petition #14-22: Site Plan Modification At 187 Costello Road, Applicant And Owner: 187 Costello Road, LLC, Contact: James P. Cassidy, P.E.
- D. Petition #16-22: Change Of Use And Site Plan Modification (Sec. 5.3.9) To Allow A Dining Cluster And Parking Incentives In The TOD Zone At 12 Fenn Road, Applicant And Owner: Fenn Road Associates, LLC., Contact: Mark S. Shipman.

## XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #10-22: Special Permit (Sec. 6.2.5) For A Freestanding Sign At 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor, LLC, Owner: The Rocky River Realtor Co., Contact: Jamie Anderson.
- B. Petition #11-22: Special Permit (Sec. 6.2.5) For A Freestanding Sign At 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor, LLC, Owner: The Rocky River Realtor Co., Contact: Jamie Anderson.
- C. Petition #12-22: Special Permit (Sec. 6.8) For An Open Space Subdivision At 359

Church Street And 321 Tremont Street (Rear), Applicant And Owner: AA Denorfia Bldg. & Dev., LLC, Contact: Alan Bongiovanni.

D. Petition #13-22: Special Permit (Sec. 3.4.9) To Allow Interior Lots At 359 Church Street And 321 Tremont Street (Rear), Applicant And Owner: AA Denorfia Bldg. & Dev., LLC, Contact: Alan Bongiovanni.

E. Petition #15-22: Special Permit (Sec. 3.19.1 & 3.15.6) And Associated Site Plan To Allow A Place Of Physical Activity (Swim School) In The PD Zone At 77 & 93 Pane Road, Applicant: SBS Realty LLC, Owner: McBride Properties, Inc., Contact: Mrutunjay B. Sabarad.

## XII. TOWN PLANNER REPORT

### A. Future Agenda Form

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

## XIII. COMMUNICATIONS

### A. CRCOG Letters 2-17-22

Documents:

[2-17-22 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