

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

APRIL 28, 2021 - 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>

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. Use The Zoom "Raise Hand" Function)
- V. REMARKS BY COMMISSIONERS
- VI. PUBLIC HEARING
 - A. Petition #17-21: Zoning Text Amendment To Provide For Alternate Minimum Frontage In The PD Zone, And To Increase Allowed Apartment Density In The PD Zone (Sections 4.5, 3.18, And 3.19), HJG-PC Newington Investor, LLC, Applicant, Dennis Goderre, Contact.

Documents:

[17-21 ZONING TEXT AMENDMENT PD ZONE.PDF](#)
[17-21_APPLICATION SCAN.PDF](#)
[17-21 PROPOSED AMENDMENTS.PDF](#)

- B. Petition #18-21: Special Permit (Sections 3.15.3 & 6.6.2) For A Restaurant Serving Alcoholic Beverages In The B-BT Zone, At 2186 Berlin Turnpike, Olajide Bello, Applicant And Contact.

Documents:

[18-21 STAFF REPORT SP.PDF](#)
[18-21 APPLICATION SCAN.PDF](#)
[18-21 LOCATION MAP.PDF](#)

- VII. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 4-14-2021 REGULAR.PDF](#)

- VIII. NEW BUSINESS

- IX. OLD BUSINESS

- A. Petition #17-21: Zoning Text Amendment To Provide For Alternate Minimum Frontage In

The PD Zone, And To Increase Allowed Apartment Density In The PD Zone (Sections 4.5, 3.18, And 3.19), HJG-PC Newington Investor, LLC, Applicant, Dennis Goderre, Contact.

- B. Petition #18-21: Special Permit (Sections 3.15.3 & 6.6.2) For A Restaurant Serving Alcoholic Beverages In The B-BT Zone, At 2186 Berlin Turnpike, Olajide Bello, Applicant And Contact.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #19-21, Special Permit (Sec 3.19) And Associated Site Plan To Construct A Residential Apartment Development In The PD Zone, At 3333 Berlin Turnpike, HJG-PC Newington Investor LLC, Applicant.
- B. Petition #20-21, Special Permit (Sec 3.19 & 3.15) And Associated Site Plan To Allow A Restaurant In The PD Zone, At 3333 Berlin Turnpike, HJG-PC Newington Investor LLC, Applicant.
- C. Petition #21-21, Special Permit (Sec 3.19 & 3.15) And Associated Site Plan To Allow A Place Of Physical Activity Or Recreation In The PD Zone, At 3333 Berlin Turnpike, HJG-PC Newington Investor LLC, Applicant.
- D. Petition #22-21, Special Permit (Sec 3.19 & 3.15) And Associated Site Plan To Allow A Brew Pub Or A Brew Pub Restaurant In The PD Zone, At 3333 Berlin Turnpike, HJG-PC Newington Investor LLC, Applicant.
- E. Petition #23-21, Special Permit (Sec 3.19.3) And Site Plan Approval To Allow A Retail Development In Excess Of 40,000 Square Feet In The PD Zone, At 3333 Berlin Turnpike, HJG-PC Newington Investor LLC, Applicant.
- F. Petition #24-21, Special Permit (Sec 3.2.7) To Allow A Religious Event At 155 Lowrey PI, Church Cathedral De Adoracoa, Applicant.

XI. TOWN PLANNER REPORT

XII. COMMUNICATIONS

Documents:

[4-8-21 TOWN LETTERS.PDF](#)

XIII. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes. Use The Zoom "Raise Hand" Function)

XIV. REMARKS BY COMMISSIONERS

XV. CLOSING REMARKS BY THE CHAIRMAN

XVI. ADJOURN