

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

May 26, 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)
- V. REMARKS BY COMMISSIONERS
- VI. PUBLIC HEARING
The documents for Public Hearing Items A-E, Petitions #19-21, #20-21, #21-21, #22-21, and #23-21 are located below the Public Hearing Agenda Item E, Petition #23-21.
 - 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, Applicant: HJG-PC Newington Investor LLC, Owner: The Rocky River Realty Co., Contact: BL Companies. (Continued From May 12, 2021)
 - 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, Applicant: HJG-PC Newington Investor LLC, Owner: The Rocky River Realty Co., Contact: BL Companies. (Continued From May 12, 2021)
 - 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, Applicant: HJG-PC Newington Investor LLC, Owner: The Rocky River Realty Co., Contact: BL Companies. (Continued From May 12, 2021)
 - 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, Applicant: HJG-PC Newington Investor LLC, Owner: The Rocky River Realty Co., Contact: BL Companies. (Continued From May 12, 2021)
 - 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, Applicant: HJG-PC Newington Investor LLC, Owner: The Rocky River Realty Co., Contact: BL Companies. (Continued From May 12, 2021)

Documents:

PETITIONS 19 THRU 23- 21 3333 BERLIN TPKE STAFF REPORT (002).PDF

- F. Petition #24-21, Special Permit (Sec 3.2.7) To Allow A Religious Event At 155 Lowrey Pl, Applicant: Church Cathedral De Adoracoa, Owner: Lowrey Place Realty, LLC, Contact: Fernanda DeLisle.

Documents:

STAFF REPORT SP 24-21.PDF
APPLICATION 24-21.PDF
NARRATIVE 24-21.PDF
MAP SP 24-21.PDF

- G. Petition #14-21: Resubdivison At 16 Fenn Road, To Create One Additional Lot, PD And TOD Overlay Zone, Applicant: Vincent Porzio & Dominick D'Agostino, Owner: Fenn Road Associates, LLC, Contact: Mark S. Shipman.

Documents:

14-21 STAFF REPORT.PDF
MEMO TO TPZ - WETLAND APP 2021-06.PDF
14-21 APPLICATION SCAN.PDF
RESUBDIVISION PLAN REVISED.PDF

- H. Petition #15-21: Special Permit (Sec 5.2 & 6.11) To Allow A New Carwash Facility At 16 Fenn Road, Applicant: Vincent Porzio & Dominick D'Agostino, Owner: Fenn Road Associates, LLC, Contact: Mark S. Shipman.

The documents for Public Hearing Item H as well as New Business Item A, Petitions #15-21 and #16-21 are located below.

Documents:

STAFF REPORT.PDF
15-21 APPLICATION SCAN.PDF
16-21 APPLICATION SCAN.PDF
6723 - 16 FENN ROAD - PROPOSED PROJECT NARRATIVE - 04-29-2021.PDF
TRAFFIC.PDF
6723 - 16 FENN ROAD - COMPLETE SUBMISSION PLAN SET - 05-24-2021 REDUCED.PDF

VII. APPROVAL OF MINUTES

Documents:

TPZ MINUTES 05122021 REGULAR.PDF

VIII. NEW BUSINESS

- A. Petition #16-21, Site Plan Approval At 16 Fenn Road, Applicant: Vincent Porzio & Dominick D'Agostino, Owner: Fenn Road Associates, Contact: Mark S. Shipman.
The documents for New Business Item A, Petition #16-21 are included in the Public Hearing Item G, Petition #15-21 above.

IX. OLD BUSINESS

- 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, Applicant:

HJG-PC Newington Investor LLC, Owner: The Rocky River Realty Co., Contact: BL Companies.

- 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, Applicant: HJG-PC Newington Investor LLC, Owner: The Rocky River Realty Co., Contact: BL Companies.
- 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, Applicant: HJG-PC Newington Investor LLC, Owner: The Rocky River Realty Co., Contact: BL Companies.
- 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, Applicant: HJG-PC Newington Investor LLC, Owner: The Rocky River Realty Co., Contact: BL Companies.
- 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, Applicant: HJG-PC Newington Investor LLC, Owner: The Rocky River Realty Co., Contact: BL Companies.
- F. Petition #24-21, Special Permit (Sec 3.2.7) To Allow A Religious Event At 155 Lowrey Pl, Applicant: Church Catedral De Adoracoa, Owner: Lowrey Place Realty, LLC, Contact: Fernanda DeLisle.
- G. Petition #14-21: Resubdivison At 16 Fenn Road, To Create One Additional Lot, PD And TOD Overlay Zone, Applicant: Vincent Porzio & Dominick D'Agostino, Owner: Fenn Road Associates, LLC, Contact: Mark S. Shipman.
- H. Petition #15-21: Special Permit (Sec 5.2 & 6.11) To Allow A New Carwash Facility At 16 Fenn Road, Applicant: Vincent Porzio & Dominick D'Agostino, Owner: Fenn Road Associates, LLC, Contact: Mark S. Shipman.
- I. Petition #16-21, Site Plan Approval At 16 Fenn Road, Applicant: Vincent Porzio & Dominick D'Agostino, Owner: Fenn Road Associates, Contact: Mark S. Shipman.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #26-21, Special Permit (Sec. 3.4.9) To Allow Interior Lots, At 285 Connecticut Ave, Applicant And Contact: Larry Webster, Owner: JCB Management, LLC.
- B. Petition #28-21, Special Permit (Sec. 3.4.9) To Allow Interior Lots, At 293 Connecticut Ave, Applicant And Contact: Larry Webster, Owner: JCB Management II, LLC.
- C. Petition #29-21: Zoning Text Amendment (Sec. 3.19.1) To Allow A Drive-Through Restaurant In The PD Zone, Applicant: Gibbs Oil Company, Contact: Kenneth R. Slater, Jr., Esq.
- D. Petition #30-21: Special Permit (Sec. 3.19.5) To Allow The Demolition Of An Existing Car Wash And The Replacement Of The Car Wash With A New Gas Convenience Store Including A Dunkin Donuts Restaurant With A Drive-Through At 129 Willard Ave, Applicant: Gibbs Oil Company, Owner: Gibbs Oil Company, LTD, Contact: Kenneth R. Slater, Jr., Esq.
- E. Petition #31-21: Special Permit (Sec 6.2.5) To Allow A Free Standing 300 Sq Ft Sign At The Southwest Corner Of 16 Fenn Road, Applicant: Vincent Porzio & Dominic D'Agostino, Owner: Fenn Road Associates, LLC, Contact: Mark S. Shipman.

XI. TOWN PLANNER REPORT

Documents:

FUTURE AGENDA FORM 5-21-21.PDF

XII. COMMUNICATIONS

Documents:

[05-14-21 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