

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

July 14, 2021 at 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>

**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. June 2021 ZEO Report  
  
Documents:  
  
[JUNE 2021 ZEO.PDF](#)
- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING

**The documents for Public Hearing Items A and B, Petitions #26-21 and #28-21 are located below Public Hearing Agenda Item B, Petition #28-21.**

  - A. Petition #26-21, Special Permit (Sec. 3.4.9) And Associated Site Plan To Allow Interior Lots, At 285 Connecticut Ave, Applicant And Contact: Larry Webster, Owner: JCB Management, LLC.  
**Documents for Petition #26-21 are linked below at Public Hearing Agenda Item B.**
  - B. Petition #28-21, Special Permit (Sec. 3.4.9) To Allow Interior Lots And Associated Site Plan, At 293 Connecticut Ave, Applicant And Contact: Larry Webster, Owner: JCB Management II, LLC.  
  
Documents:  
  
[STAFF REPORT 25-21 - 285 CONNECTICUT - REVISED.PDF](#)  
[26-21 APPLICATION SCAN.PDF](#)  
[28-21 APPLICATION SCAN.PDF](#)  
[PLANS CT AVE.PDF](#)
  - C. Petition #33-21, For A Zoning Map Change From I Zone To PD Zone, At 690 Cedar Street, Applicant And Contact: Anthony Properties - Brian Shiu, Owner: Town Of

Newington

Documents:

[33-21 690 CEDAR ST ZONING MAP AMENDMENT STAFF MEMO.PDF](#)  
[33-21 APPLICATION SCAN.PDF](#)  
[33-21 ZONE CHANGE NARRATIVE.PDF](#)  
[33-21 MAP.PDF](#)

#### VIII. APPROVAL OF MINUTES

##### A. June 23, 2021 Minutes

Documents:

[6-23-21 MINUTES.PDF](#)

#### IX. NEW BUSINESS

**The documents for New Business Items A and B, Petitions #25-21 and #27-21 are located below New Business Agenda Item B.**

##### A. Petition #25-21, For A Subdivision At 285 Connecticut Ave, Applicant And Contact: Larry Webster.

**The Documents for Petition #25-21 are Linked below at New Business Agenda Item B.**

##### B. Petition #27-21, For A Subdivision At 293 Connecticut Ave, Applicant And Contact: Larry Webster.

Documents:

[STAFF REPORT 25-21 - 285 CONNECTICUT.PDF](#)  
[25-21 APPLICATION SCAN.PDF](#)  
[27-21 APPLICATION SCAN.PDF](#)  
[MEMO TO TPZ - WETLAND APP 2021-14.PDF](#)  
[SUBDIVISION PLAN CT AVE.PDF](#)

#### X. OLD BUSINESS

##### A. Petition #26-21, Special Permit (Sec. 3.4.9) And Associate Site Plan 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) And Associated Site Plan To Allow Interior Lots, At 293 Connecticut Ave, Applicant And Contact: Larry Webster, Owner: JCB Management II, LLC.

##### C. Petition #33-21, For A Zoning Map Change From I Zone To PD Zone, At 690 Cedar Street, Applicant And Contact: Anthony Properties - Brian Shiu, Owner: Town Of Newington

#### XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

#### XII. TOWN PLANNER REPORT

##### A. Future Agenda Form

Documents:

[FUTURE AGENDA FORM 7-6-21.PDF](#)

B. Legislative Changes Summary Report

Documents:

[LEGISLATIVE CHANGE MEMO.PDF](#)

XIII. COMMUNICATIONS

A. CRCOG Letters 6/18/2021

Documents:

[06-18-21 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