

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

SEPTEMBER 9, 2020 - 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>

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**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. ZONING ENFORCEMENT OFFICER REPORT

Documents:

[8-31-20 ZEO REPORT - AUGUST.PDF](#)

VI. REMARKS BY COMMISSIONERS

VII. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 12AUG2020 REGULAR.PDF](#)

VIII. NEW BUSINESS

A. Review "Commercial Vehicles In Residential Zones" Regulation (Sec. 3.22.1.C), And "Use Of Residence For Personal Business" And "Home Occupation And Professional Office" Regulations (Sec. 3.3.3 And Sec. 3.4.4).

Documents:

[TP MEMO RE COMMERCIAL VEHICLES AND HOME BUSINESSES 09SEP2020.PDF](#)  
[DRAFT CHANGES TO COMMERCIAL VEHICLE REGS 01SEP2020.PDF](#)  
[DRAFT CHANGES TO COMMERCIAL VEHICLE REGS 01SEP2020 - CLEAN.PDF](#)  
[HOME OCCUPATIONS.PDF](#)

IX. OLD BUSINESS

A. Performance Bonds

Documents:

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #29-20: Special Permit (Sec. 6.2.5) For Free-Standing Sign At 395 Willard Avenue. Colchester Properties LLC, Owner; Sign Lite Inc., Applicant; Mark DeTulio, 6 Corporate Drive, North Haven CT, Contact.

Documents:

[TP MEMO RE LEARNING CENTER SPT 09SEP2020.PDF](#)  
[APPLICATION 29-20 LEARNING CENTER SPT.PDF](#)

- B. Petition #30-20: Zone Change From B, I, R-7 And R-12 To PD At 33, 39 And 45 Spring Street; 96, 108, 112, 116, 126, 120 And 129 Willard Avenue; And 230 West Hill Road. Gibbs Oil Company, Applicant; Kenneth R. Slater Jr., Esq., 225 Asylum Street, Hartford CT, Contact.

Documents:

[TP MEMO RE GIBBS ZC 09SEP2020.PDF](#)  
[APPLICATION 30-20 WILLARD AVE ZC.PDF](#)  
[GIS MAP OF PROPERTIES .PDF](#)

XI. COMMUNICATIONS

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

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURN