

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

SEPTEMBER 23, 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>

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. ZONING ENFORCEMENT OFFICER REPORT

Documents:

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

VI. REMARKS BY COMMISSIONERS

VII. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 26AUG2020 REGULAR.PDF](#)
[TPZ MINUTES 09SEPT2020 REGULAR.PDF](#)

VIII. PUBLIC HEARING

- 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 23SEP2020.PDF](#)
[APPLICATION 29-20 LEARNING CENTER SPT.PDF](#)
[EXCERPT WILLARD_395_SITE PLAN MNMNT LOCATED.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 23SEP2020.PDF
APPLICATION 30-20 WILLARD AVE ZC.PDF
NARRATIVE (1).PDF
ZONE CHANGE MAP AND LOCATION MAP 30-20.PDF
NEWINGTON JUNCTION GENERAL CONCEPT PLAN.PDF
PHILLIPS 66 DUNKIN DONUTS SITE PLAN.PDF
PHILLIPS 66 DUNKIN DONUTS ELEVATIONS 1.PDF
PHILLIPS 66 DUNKIN DONUTS ELEVATIONS 2.PDF
PHILLIPS 66 DUNKIN DONUTS SIGNAGE AND GRAPHICS PLAN.PDF

IX. NEW BUSINESS

- A. Petition #31-20: Site Plan Modification At 100 Milk Lane. Saputo Dairy Foods USA LLC, Applicant; Catamount Newington LLC, Owner; Scott Manlove, 100 Milk Lane, Newington CT. Contact.

Documents:

TP MEMO SAPUTO SPM 23SEP2020.PDF
APPLICATION 31-20 SAPUTO SPM.PDF
SAPUTO SITE PLANS SHEETS 1 AND 2.PDF
SAPUTO AERIAL PHOTOGRAPH .PDF

- B. Petition #33-20: Sec. 8-24 Referral Of Proposed Sale Of Former National Welding Property At 690 Cedar Street. Newington Town Council, Owner/Applicant.

Documents:

TP MEMO 33-20 NATIONAL WELDING 8-24 23SEP2020.PDF
AERIAL PHOTO NATIONAL WELDING.PDF
OVERLAY DISTRICT EXCERPT.JPG

- C. 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
23SEP2020.PDF
CHANGES TO COMMERCIAL VEHICLE REGS 15SEP2020 - CLEAN.PDF
HOME OCCUPATIONS.PDF

X. OLD BUSINESS

- A. Performance Bonds

Documents:

TOWN PLANNER REPORT ON BONDS 23SEP2020.PDF
DEVELOPER BONDS OPEN AT 6-2-20 - WORKING COPY 17SEP2020.PDF

XI. TOWN PLANNER REPORT

Documents:

TOWN PLANNER REPORT FOR 23SEP2020.PDF

XII. COMMUNICATIONS

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