

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

October 13, 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>

**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. ZONING ENFORCEMENT OFFICER REPORT
- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING
  - A. Petition #38-21, Zoning Text Amendment (Sec. 6.16) Regarding The Adult Use Cannabis Sales In The B-BT Zone And Cultivation In The I Zone, Applicant And Contact: Newington TPZ. (Continued From 9/22/2021)

Documents:

[ZEO REPORT SEPTEMBER 2021.PDF](#)

Documents:

[38-21 STAFF REPORT.PDF](#)  
[38-21 APPLICATION SCAN.PDF](#)  
[38-21 MARKUP PROPOSED CHANGES.PDF](#)  
[38-21 CANNABIS CLEAN CHANGES.PDF](#)

- B. Petition #42-21: Zone Map Change From R-20 To PD Zone At 35, 65, 67, & 69 Culver Street And 258 Deming Street, Applicant: AR Building Company, Inc., Owner: RDTHREE, LLC And Jean S. Haltner, Contact: Bongiovanni Group, Inc./ Alan Bongiovanni.

Documents:

[42-21 CULVER-DEMING MAP AMENDMENT STAFF MEMO RB EDIT.PDF](#)  
[42-21 APPLICATION SCAN.PDF](#)  
[42-21 LETTERS OF CONSENT.PDF](#)  
[42-21 ZONE MAP CHANGE.PDF](#)  
[42-21 ZONE MAP CHANGE \(2\).PDF](#)

VIII. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 09222021 REGULAR.PDF](#)

IX. NEW BUSINESS

- A. Petition #44-21, Biennial Review Of Balf Quarry Operations And Site Plan Approval At 301 Hartford Ave, Applicant And Owner: Tilcon Connecticut, Inc., Contact: Christopher J. Costello.

Documents:

[TOWN PLANNER REPORT BALF.PDF](#)  
[NEWINGTON-LTR. TO TWN. PLANNER 2021 UPDATE 09.08.21.PDF](#)  
[NEWINGTON-2021 EXCAVATION PLAN 09.08.21.PDF](#)

- B. Petition #47-21: Sec. 8-24 Referral From Newington Town Council - Proposed Municipal Dog Park. Applicant: Newington Town Council

Documents:

[MUNICIPAL DOG PARK TPZ REFERRAL MEMO.PDF](#)  
[JOHN H STEWART DOG PARK.PDF](#)

X. OLD BUSINESS

- A. Petition #38-21, Zoning Text Amendment (Sec. 6.16) Regarding The Adult Use Cannabis Sales In The B-BT Zone And Cultivation In The I Zone, Applicant And Contact: Newington TPZ. (Continued From 9/22/2021)
- B. Petition #42-21: Zone Map Change From R-20 To PD Zone At 35, 65, 67, & 69 Culver Street And 258 Deming Street, Applicant: AR Building Company, Inc., Owner: RDTHREE, LLC And Jean S. Haltner, Contact: Bongiovanni Group, Inc./ Alan Bongiovanni.
- C. Petition #44-21, Biennial Review Of Balf Quarry Operations And Site Plan Approval At 301 Hartford Ave, Applicant And Owner: Tilcon Connecticut, Inc., Contact: Christopher J. Costello.
- D. Petition #47-21: Sec. 8-24 Referral From Newington Town Council - Proposed Municipal Dog Park. Applicant: Newington Town Council

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #45-21, Zoning Text Amendment (Sec. 3.17.6) To Allow Recreational Uses Including Billiard And Poolrooms, Bowling Alleys, Arcades, And Other Passive Amusement Type Uses In The I Zone, Applicant: Newington TPZ.
- B. Petition #46-21, Zoning Text Amendment (Sec. 6.1.1) To Amend The Required Parking For Residential Dwellings To Comply With Public Act No. 21-29, Substitute House Bill #6107 Section 4 (D)(9), Applicant: Newington TPZ.

XII. TOWN PLANNER REPORT

- A. Future Agenda Form

This document may be viewed in the [TOWN ARCHIVE CENTER](#).

B. Update On Various Planning Projects

XIII. COMMUNICATIONS

A. CRCOG Letters

Documents:

[09-17-21 TOWN LETTERS.PDF](#)

[09-24-21 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