

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

OCTOBER 14, 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>

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:

[9-30-20 ZEO REPORT - SEPTEMBER.PDF](#)

- VI. REMARKS BY COMMISSIONERS
- VII. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 23SEPT2020 REGULAR.PDF](#)

VIII. PUBLIC HEARING

- A. 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 #33-20: Referral Of Proposed Conservation Commission (Inland Wetlands Agency) Regulation Amendment. Newington Conservation Commission, Applicant.

Documents:

[TP MEMO RE IWA 14OCT2020.PDF](#)
[SUBMITTAL EMAIL FROM EHINCKLEY 21SEP2020.PDF](#)
[EXCERPTS NEWINGTON_IW_REGS_VERNAL POOLS_DRAFT.PDF](#)

X. OLD BUSINESS

- A. Petition #26-18: Site Plan Approval At 550 Cedar Street ("Cedar Pointe") In Accordance With C.G.S. Sec. 8-30g. Dakota Partners Inc., Applicant; Stop & Shop Supermarket Company LLC, Owner; Timothy S. Hollister, One Constitution Plaza, Hartford CT, Contact.

Documents:

[TP MEMO DAKOTA SIDEWALK 14OCT2020.PDF](#)
[SIDEWALK PLAN EXCERPTS 02JUN2020.PDF](#)
[WALKWAY TO ALUMNI.PDF](#)

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #35-20: Zoning Text Amendment (Section 3.11: Special Permits Allowed In B Business Zone) To Allow Apartments. Wieslaw Kaczynski, 26 Amidon Avenue, Newington CT, Owner/Applicant/Contact.

Documents:

[TP MEMO RE B ZONE TA 14OCT2020.PDF](#)
[PETITION 35-20 B ZONE TA.PDF](#)
[BUSINESS ZONES ON NEW BRITAIN AVENUE.PDF](#)

XII. TOWN PLANNER REPORT

Documents:

[TOWN PLANNER REPORT FOR 14OCT2020.PDF](#)
[DRAFT FEE-IN-LIEU OF SIDEWALK TA.PDF](#)
[PEDESTRIAN PLAN FROM POCD.PDF](#)

XIII. COMMUNICATIONS

- A. Draft "Affordable Housing Plan"

Documents:

[TP MEMO TO TPZ ON DRAFT AHP 14OCT2020.PDF](#)
[REVISED DRAFT 092320 RFS.PDF](#)

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

XV. REMARKS BY COMMISSIONERS

XVI. CLOSING REMARKS BY THE CHAIRMAN

XVII. ADJOURN