

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

MONDAY, NOVEMBER 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>

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. REMARKS BY COMMISSIONERS
- VI. PUBLIC HEARING
 - 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:

[PETITION 35-20 B ZONE TA.PDF](#)
[TP MEMO RE B ZONE TA 23NOV2020 RB.PDF](#)

VII. APPROVAL OF MINUTES

- A. October 28, 2020

Documents:

[TPZ MINUTES 28OCT2020 REGULAR.PDF](#)

VIII. NEW BUSINESS

- A. Petition #38-20: Extension Of Map Filing Deadline For Residential Subdivision At 68 Deming Street ("Peckham Farm"). Calvin Roger Peckham And Donna M. Peckham, Owners; Calvin Roger Peckham, Applicant; Bongiovanni Group Inc, 170 Pane Road, Newington CT, Contact.

Documents:

[TP MEMO 23NOV2020.PDF](#)

- B. Pre-Application Discussion Re: Adding Two New Buildings At 3105 Berlin Turnpike (Joann Fabric Site)

Documents:

[PRE-APPLICATION REVIEW_3105 BERLIN TPKE -11-23-20.PDF](#)

IX. OLD BUSINESS

- A. Petition #34-20: Referral Of Proposed Conservation Commission (Inland Wetlands Agency) Regulation Amendment. Newington Conservation Commission, Applicant.

Documents:

[VERNAL POOLS PROPOSED REGULATION-OPINION LETTER.PDF](#)

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #39-20: Zoning Text Amendment (Section 3.19.A.4: Transit-Oriented Development (TOD) Overlay District) To Provide Height, Area And Yard Requirements For TOD Zone. Fenn Road Associates, LLC, Applicant/Owner, Mark S. Shipman, 433 S. Main Street, Ste. 319, West Hartford, CT, Contact.

XI. TOWN PLANNER REPORT

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