

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

February 10, 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 HEARING
  - A. Petition #03-21: Special Permit (Section 5.2 & 6.11: New Car Wash Facility) At 2530 Berlin Turnpike, Margus Properties, LLC, Owner, 2530 Berlin Turnpike LLC, Applicant, Steve Ensign, 41 Lexington Cir, Southwick, MA, Contact.

Documents:

[03-21 STAFF REPORT.PDF](#)  
[03-21 APPLICATION SCAN.PDF](#)  
[03-21 REVISED SITE PLAN.PDF](#)  
[03-21 REVISED TRAFFIC REPORT.PDF](#)

- V. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes. Use The Zoom "Raise Hand" Function)
- VI. ZONING ENFORCEMENT OFFICER REPORT

Documents:

[01-29-21 ZEO REPORT - JANUARY.PDF](#)

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

Documents:

[TPZ MINUTES 01132021 REGULAR.PDF](#)  
[TPZ MINUTES 01272021 REGULAR.PDF](#)

- IX. NEW BUSINESS
  - A. Petition #05-21: 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:

[05-21 TP MEMO 02 FEB 2021.PDF](#)

[05-21 TPZC LETTER FROM A. BONGIOVANI 26 JAN 2021.PDF](#)

X. OLD BUSINESS

- A. Petition #40-20: Site Plan Modification At 50 Mill Street Extension (New Meadow Elderly Housing), Elderly Housing Management, Inc., Owner/Applicant, Stephany Seguro, 127 Washington Avenue, 5th Floor East, North Haven, CT, Contact.

Documents:

[STAFF REPORT SITE PLAN 40-20 - REVISED.PDF](#)

B. Newington Junction

C. Affordable Housing Plan

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #07-21: Special Permit (Section 3.15.4: New Restaurant With Drive Thru) At 12 Fenn Road, Fenn Road Associates, LLC, Owner, Mark S. Shipman, 433 S. Main Street, West Hartford, CT, Contact.

XII. TOWN PLANNER REPORT

XIII. COMMUNICATIONS

- A. CRCOG Zoning Letters 01-29-2021

Documents:

[01-29-21 CRCOG TOWN LETTERS.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