

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

June 08, 2022 - 7:00 P.M.

Town Council Chamber, Room 103 - Town Hall, 200 Garfield Street  
This meeting will be presented as a Zoom Webinar/Hybrid 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)
- V. ZONING ENFORCEMENT OFFICER REPORT
  - A. ZONING ENFORCEMENT OFFICER REPORT

Documents:

[MAY 2022 ZEO REPORT.PDF](#)
- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING
  - A. Petition #24-22 Special Permit (Sec 5.2.7) To Modify An Existing Freestanding Sign To Allow For LED Prices At 295 No Main St, Applicant Kara Kennedy, Owner: 295 Main St Newington LLC, Contact: Kara Kennedy

Documents:

[24-22 STAFF REPORT.PDF](#)  
[24-22 NARRATIVE.PDF](#)  
[24-22 PROPOSED SIGN.PDF](#)
  - B. Petition #28-22 Special Permit (Sec. 3.23.1.B) An Accessory Outside Use To Allow A Tent Event For Firework Sales At 95 Fenn Rd., Applicant: Keystone Novelty Distributors LLC., Owner: 95 Fenn Rd LLC, Contact: Alex Mutzabaugh

Documents:

[28-22 STAFF REPORT.PDF](#)  
[28-22 NARRATIVE.PDF](#)  
[28-22 PLOT PLAN.PDF](#)  
[28-22 PROPOSED SIGNAGE PHOTO.PDF](#)  
[28-22 TENT PHOTO.PDF](#)

- C. Petition #29-22 Special Permit (Sec. 3.23.1.B) An Accessory Outside Use To Allow A Tent Event For Firework Sales At 205 Kelsey St., Applicant: Keystone Novelty Distributors LLC., Owner: 95 Fenn Rd LLC, Contact: Alex Mutzabaugh

Documents:

[29-22 STAFF REPORT.PDF](#)  
[29-22 NARRATIVE.PDF](#)  
[29-22 PLOT PLAN.PDF](#)  
[29-22 TENT PHOTO.PDF](#)  
[29-22 PROPOSED SIGNAGE PHOTO.PDF](#)

#### VIII. APPROVAL OF MINUTES

- A. Approval Of Minutes Of May 25, 2022 Meeting

Documents:

[TPZ MINUTES 05252022 REGULAR MEETING.PDF](#)

#### IX. NEW BUSINESS

- A. Pre-Application Discussion For 1170 Main St.

Documents:

[PRE-APPLICATION FORM FOR HANGING HILLS BREWERY.PDF](#)

#### X. OLD BUSINESS

- A. Petition #26-22: CGS 8-24 Mandatory Referral \_ John Paterson Parking Lot Expansion

Documents:

[MR 8-24 JOHN PATERSON PARKING LOT EXPANSION STAFF REPORT.PDF](#)  
[8-24 REQUEST - JOHN PATERSON PARKING LOT EXPANSION \(042322\).PDF](#)  
[8-24 MAPS.PDF](#)

- B. Petition #24-22: Special Permit (Sec. 5.2.7) To Modify An Existing Freestanding Sign To Allow For LED Prices At 295 Main Street, Applicant: Kara Kennedy, Owner: 295 Main St Newington LLC, Contact: Kara Kennedy
- C. Petition #28-22 Special Permit (Sec. 3.23.1.B) An Accessory Outside Use To Allow A Tent Event For Firework Sales At 95 Fenn Rd. Applicant: Keystone Novelty Distributors LLC., Owner: 95 Fenn Rd LLC, Contact: Alex Mutzabaugh
- D. Petition #29-22 Special Permit (Sec. 3.23.1.B) An Accessory Outside Use To Allow A Tent Event For Firework Sales At 205 Kelsey St. Applicant: Keystone Novelty Distributors LLC., Owner: Reno Properties II LLC, Contact: Alex Mutzabaugh

#### XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #31-22: Zoning Regulations Amendment (Sec. 4.4.5) To Remove The Setback Requirements For Detached Mechanical Units, Applicant: Newington TPZ, Contact: Renata Bertotti.
- B. Petition #32-22: Zoning Regulations Amendment (Sec. 6.16) Pertaining To The

Concentration Of Retail And Micro-Cultivator Uses, Applicant: Newington TPZ, Contact:  
Renata Bertotti.

XII. TOWN PLANNER REPORT

A. Future Agenda Form

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

XIII. COMMUNICATIONS

A. CRCOG Letters 5-27-22

Documents:

[5-27-22 CRCOG 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