

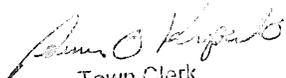
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NEWINGTON TOWN PLAN AND ZONING COMMISSION

Regular Meeting

January 8, 2020

  
Town Clerk

Chairman Pane called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:10 p.m. in the Conference Room L101 in the Newington Town Hall, 131 Cedar Street, Newington, Connecticut.

- I. **PLEDGE OF ALLEGIANCE**
- II. **ROLL CALL AND SEATING OF ALTERNATES**

Commissioners Present

Chairman Domenic Pane  
Commissioner Anthony Claffey  
Commissioner Michael Fox  
Commissioner Garrett Havens  
Commissioner David Lenares  
Commissioner Stanley Sobieski  
Commissioner Stephen Woods  
Commissioner Braverman-A  
Commissioner Thomas Gill-A  
Commissioner Bryan Haggerty-A

Commissioners Absent

Staff Present

Craig Minor, Town Planner  
Andrew Armstrong, Asst. Town Planner/ZEO

- III. **APPROVAL OF AGENDA**

Craig Minor: No changes

- IV. **PUBLIC PARTICIPATION** (For items not listed on the agenda, speakers limited to two minutes.)

Rose Lyons, 46 Elton Drive: I don't know if this is going to be on the agenda or not, I spoke with someone at Victory Gardens. They have no further information regarding the expansion and I was just wondering if the town had been contacted?

Craig Minor: Not lately, their leadership had a meeting with the Town Manager and the Chief of Police a month or two ago, but nothing since then.

Rose Lyons: Okay, and will the moratorium on housing be discussed tonight at all?

Craig Minor: I'd be happy to discuss it with the Commission, but it's really not a TPZ function, but if the Commission wants to talk about it.

Chairman Pane: Do you have questions on it?

Rose Lyons: No, I saw that it was published in the paper and wondered if there was anything going on?

Craig Minor: My understanding is that there will be a petition filed which would then lead to a public hearing on it.

Rose Lyons: How many days from the date of publication?

Craig Minor: Twenty-five days from the date of publication. It was published back in late December.

Rose Lyons: I was looking through the ZEO's report and I noticed a lot of parking on the property grass is not allowed in town? Is that what I'm understanding?

Andrew Armstrong: Yes Ms. Lyons, that is not allowed by our zoning regulations. It's the section about parking on the unpaved portion of the property. It's a regulation that we have used for years historically.

Rose Lyons: And I haven't heard anything lately about the situation over on Day Street. I'm assuming that since I haven't heard anything there is no problem, or maybe they are in court....

Chairman Pane: What situation?

Rose Lyons: With the auto, in the old Cashway area.

Chairman Pane: I don't know of any problems over there right now.

Rose Lyons: Okay, if everything is calm, but as I go down Maple Hill Avenue and I think it is the owner of that property that owns property on Maple Hill Avenue, I go that way to church on Saturday and I notice that there seem to be more and more cars in front of that property, and it doesn't seem to be paved so I didn't see it on the list. Has it been on the list, has it been resolved, or, I'm just curious.

Andrew Armstrong: At one time it was compliant, but I'd be happy to look at that again if you like.

Rose Lyons: I was looking to see if it was on the list and if you were here tonight, as I was sitting here I thought of it.

Chairman Pane: Thank you Rose. Anybody else for the public like to speak?

We have an executive session on the Colleen Bielitz vs Wex-Tuck Realty which is the Firestone case. We will go into Executive Session for a meeting with the Town Attorney.

## **V. EXECUTIVE SESSION**

Commissioner Sobieski moved to go into Executive Session. The motion was seconded by Commissioner Havens. The vote was unanimous and the Commission entered into executive session at 7:10 p.m. Present for the session were: Attorney Ben Ancona, Town Planner Craig Minor, Asst. Town Planner Andrew Armstrong, Chairman Domenic Pane and Commissioners Anthony Claffey, Michael Fox, Garrett Havens, David Lenares, Stanley Sobieski, Stephen Woods, Hyman Braverman, Thomas Gill and Bryan Haggerty.

The Commission returned to the regular meeting at 7:25 on the motion of Commissioner Sobieski and seconded by Commissioner Michael Fox.

**VI. ZONING ENFORCEMENT OFFICER REPORT**

Andrew Armstrong: I have one new application for a temporary sign. A new beauty salon on Market Square requested a banner to go up tomorrow and remain for the allowed 25 days. If there are any questions on my report of December 2019 I'd be happy to answer them.

Commissioner Sobieski: Andrew, how many times have you had to go to Galaxy Carpet?

Andrew Armstrong: I would guess six or so, but they have a new manager there who seems to be more responsive to the conditions, so I'm hoping that he takes action. When I checked back and sign wasn't being used any longer.

(Tape failure)

**VII. REMARKS BY COMMISSIONERS**

None

**VIII. APPROVAL OF MINUTES.**

- A. Special Meeting of December 11, 2019
- B. Regular Meeting of December 11, 2019

Commissioner Fox moved to approve the minutes of the December 11, 2019 special meeting and the December 11, 2019 regular meeting. The motion was seconded by Commissioner Havens. The vote was unanimously in favor of the motion, with seven voting YEA.

**IX. NEW BUSINESS**

- A. Petition 41-19: Residential subdivision at 55 East Robbins Avenue. Domelas Home Improvement LLC, owner/applicant; Helton Domelas, 55 Wood Pond Road, Farmington CT, contact.

Town Planner Craig Minor reported that he had heard from the applicants of Petition 41-19 who had granted the Commission additional time to discuss the petition. The petition will be on the agenda for the next meeting.

- B. Petition 01-20: Residential subdivision at 890 Willard Avenue. Cross Construction LLC, owner/applicant; George Flores, 151 Maple Hill Avenue, Newington CT, contact.

Alan Bongiovanni presented the site plan application for 890 Willard Avenue for the creation of four lots from the existing property. There is an existing house on the property which would remain. Mr. Bongiovanni disagreed with the Town Planner about the requirement for LID techniques since he felt that the requirement did not apply to owners of the property and only to developers of a property. He indicated that the requirement for the LID would impose a hardship on the developer because of the type of soil on the property.













