

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: September 29, 2020
Subject: 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.

Description of Petition #35-20:

This is a petition to change the regulations to allow apartments in the Business zone, similar to what is currently allowed in the Town Center zone. If the amendment is approved, apartments would be allowed on the second story of commercial buildings by special permit.

Staff Comments:

The applicant lives in Newington, and owns five other rental properties. One of these properties is a two-story building at the edge of the Business Zone on New Britain Avenue near Berkeley Place. He would like to be able to create two apartments (dwelling units) upstairs in this building, but the Business Zone regulations do not allow dwelling units.

There are a couple of Business zones in Newington that are within 500' of a neighboring town, so the text amendment must be referred to CRCOG no less than 30 days before the public hearing. I therefore recommend the hearing be scheduled for November 11, 2020.

cc:
Applicant
file

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