

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Regular Meeting

January 14, 2026

Chairman Stanley Sobieski called the January 14, 2026 regular meeting of the Newington Town and Zoning Commission to order at 7:00 p.m.

I. **PLEDGE OF ALLEGIANCE**

II. **ROLL CALL AND SEATING OF ALTERNATES**

Commissioners Present

Commissioner Robert Cain
Commissioner Michael Fox
Commissioner Joseph Harpie
Commissioner Craig Miner
Chairman Stanley Sobieski
Commissioner Peter Hoffman-A

Commissioners Absent

Commissioner Gia Pascarelli
Commissioner Stephen Woods
Commissioner Alexandra Rice-Davis-A

Commissioner Hoffman was seated for Commissioner Woods

III. **APPROVAL OF AGENDA**

Paul Dickson: There is just a typographical error, it's supposed to be ATD Realty as the owner instead of ADT on Petition 25-27. Again, this is a regular site plan modification, minor modification, not subject to a public hearing, didn't have to have a publication, so if you are okay with that, again minor typo but all of the other information is correct.

IV. **PUBLIC PARTICIPATION** (For items not listed on the agenda; speakers limited to three minutes.

None

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TOWN CLERK

V. ZONING ENFORCEMENT OFFICER REPORT

Commissioner Harpie: That unregistered vehicle was that located by the Police Department?

Erik Hinckley: The one on Chapman Street, the Police Department, if there are no plates on a car and there is no probable cause, they don't run the plate, they don't run the VIN. If I go to a property on a complaint of unregistered vehicle, if I see a plate number, all I can do is run it through the Connecticut DMV web site. Just tells me if it is registered or not. Doesn't tell me what car it goes with, so they could have a right plate on a wrong car so that is kind of what I deal with. If I can't see a plate in front, I assume it is not registered, send out a notice, and go through the process. Sometimes the car just goes away, or plates appear, they have to provide proof of registration if that is the case.

Chairman Sobieski: I think it is a state law that they have to have two plates on a car. Any other questions? Thank you Erik, great job as usual.

VI. REMARKS BY COMMISSIONERS

None

VII. PUBLIC HEARING

Paul Dickson: Actually if you just want to read the procedures as I bring that up.

Commissioner Cain: The procedures of proceeding at public hearing shall be as follows:

- A. Convening by the Chairperson.
- B. Reading of the notice by the Commission Secretary or a Commissioner designated by the Chairman to act in his stead.
- C. Presentation by applicant.
- D. Town Planner report on the application.
- E. Persons wishing to speak in favor of the application (limited to three minutes per person.)
- F. Persons wishing to speak in opposition to the application (also limited to three minutes per person)
- G. Rebuttal by the applicant (limited to five minutes total)

During the public hearing it shall be within the discretion of the Chairperson whether the time limitations should be varied slightly provided the Commission consents to any such variance by a majority vote.

Paul Dickson: So the notice in the paper that ran in the Rare Reminder on January 1st and January 8th: Newington Town Plan and Zoning Commission Notice of Public Hearing January 14, 2026 at 7:00 p.m.

Notice is hereby given that the Newington Town Plan and Zoning Commission will hold a public hearing in the Council Chambers Room 103 at Town Hall, 200 Garfield Street, Newington CT on Wednesday January 14, 2026 to consider the following petitions.

Petition TPZ-25-25: Modification of special permit (30-98) to allow live entertainment within an existing restaurant use with alcoholic beverage sales permitted pursuant to N.Z.R. (Section 6.6) and alter the hours of operation at 217 Kelsey Street (ADA 30-48 Christian Lane) in the PD (Planned Development) Zone. Applicant and Contact: Mariela Barreto Perdomo, Owner: Reno Properties, II.

Petition TPZ-25-25: Special Permit for a change of use from a convenience store to a Liquor Store pursuant to N.Z.R.. Section (6.6.2) at 1125 Willard Avenue with the B (Business) Zone. Applicant, Owner: Royal 1125 Willard Avenue LLC, contact: Nibesh Paudel and Madhu Aryal.

This public hearing will be a Zoom Webinar/Hybrid meeting. Information on how to attend will be posted on the town website at <https://www.newingtonct.gov/virtualmeetingschedule>.

These petitions and related material are available for public inspection at the town Planner's office Town Hall, Room 204 and through the published agenda at the Town Plan and Zoning Commission agenda center: <https://wwwnewingtonct.gov/AgendaCenter> Town Planning-Zoning-Commission-27.

Persons who require an accommodation to participate in this public hearing should contact the Town Planner at 860-665-8578 or townplanner@newingtonct.gov not less than 24 hours before the public hearing.

Submitted, Paul Dickson Town Planner

- A. Petition TPZ-25-24: Modification of special permit (#30-98) to allow live entertainment within an existing restaurant use with alcoholic beverage sales permitted pursuant to N.Z.R. (Section 6.6) and alter the hours of operation at 217 Kelsey Street (AKA30-48 Christian Lane) in the PD (planned Development)Zone. Applicant and Contact: Mariela Barreto Perdomo, Owner: Reno Properties II. (Applicant Received 11/24/25 – 65 Days to open public hearing by 1/28/26.)

Maria Barreto Perdomo, 217 Kelsey St, Newington, Connecticut: The reason I am here is because I applied for the entertainment license so technically the license is for when I took over the business to have it, but when my license came, it came without it, so I am here to apply for my license for entertainment.

Erik Hinckley: This is the floor plan, you see the stage located here in the upper left hand corner. This is pretty straight forward, she needs the approval so that I can sign off on this for her liquor permit to allow live entertainment. It's only going to be two to four times a month and you can also see the types of entertainment. She is going to have a live band, a d.j. and karaoke and then the hours of operation are up there and do vary slightly from the original approval which Paul can review in his staff report.

Paul Dickson: So the original hours of approval per the original special permit were 6:00 a.m. to 11:00 p.m. seven days a week. Again, you don't always have hours as part of an approval condition, sometimes you do, sometimes you don't, and this varies primarily in the evening hours. If you are going to look at it that way because it is going to operate from 11:00 and they have been operating later. This is kind of to formalize that again. Tuesday through Thursday, 11:00 a.m. to 1:00 a.m., Friday and Saturday, 11:00 a.m. to 2:00 a.m. and Sunday 11:00 a.m. to 1:00 a.m. The location of Prime Burgers, there is no residential around it. It's pretty far away from the nearest residential, it's around offices, it's around industrial properties in New Britain, and there is a nursery across the street. We have not received any complaints about this property. I don't have concerns about the hours, these are typical hours for restaurants that have a bar and a little bit of night life and a place for people to go to. Again, staff does not have any issues with the application, it's the live entertainment aspect that kicks it back to you as well, originally with the hours that is something from the special permit that is good to modify but the live entertainment has always been something that is either part of the liquor permit when it comes in, or part of the restaurant when it comes in. This did not have it, kind of formalizing in a way how Prime Burgers has been operating for some years. So again, staff does not have any issues with the application and would recommend approval.

Chairman Sobieski: Any questions from the Commissioners?

Commissioner Harpie: Is any part of this building extending into New Britain?

Paul Dickson: No.

Commissioner Harpie: Reno Properties is certainly a good landlord and this should be a good tenant.

Commissioner Fox: Paul, do you have any problem with the parking requirements, do they remain the same?

Paul Dickson: Yes, there is no change in the parking requirements, it's just square footage of the restaurant, no changes, nothing happening there and there is a significant amount of parking actually on this parcel, with the adjoining parcels as well, especially with the office uses

Chairman Sobieski: I'll open it up to the public, anyone wishing to speak in favor of the petition?

Jacob Knowlton, 10 Hillside Street: I am speaking in favor of this because I think this is fantastic. These applications are great to see so I am sure that maybe there is no opposition but I just wanted to say that, especially for a region that struggles with (inaudible) retention, more activity, more night life is really important, so to have applications come through like this, I have been seeing a decent amount in other towns, it's really great to see, so this is fantastic for Newington. Thank you.

Chairman Sobieski: Anyone else wishing to speak in favor of the petition? Anyone wishing to speak against the petition?

Commissioner Cain moved to close Petition TPZ-25-24. The motion was seconded by Commissioner Harpie. The vote was unanimously in favor of the motion, with six voting YEA.

- B. Petition TPZ-25-25 Special Permit for a change of use from a convenience store to a liquor store pursuant to N.Z.R. Section 6.6.2) at 1125 Willard Avenue within the B-(Business) Zone. Applicant Owner: Royal 1125 Willard Avenue LLC. Contact Nibesh Paudel and Madhu Aryal, (Application received on 12/10/25 – 65 Days to Open Public hearing by 2/1/26.)

Chairman Sobieski: Please state your name and address for the record.

Madhu Aryal, 109 Brookside Road, Newington/Nibesh Paudel, 15 Chapman Road, West Hartford.

Madhu Aryal: Good evening, for the record I am an applicant for this petition, as well as a resident of the town. We are requesting approval of a special permit for the change of existing business from a convenience store to a liquor store at 1125 Willard Avenue, which is located in the business zone. The property has a long history of retail and operated with a beer and liquor sales. No physical changes are proposed at this time with the application. We have, the building meets all of the parking requirements, zoning separation requirements as well as the hours that are proposed that we have are consistent with the surrounding neighborhood. If there is anything that is recommended by staff we're willing to accept those and I respectfully request the approval. In addition, there are a couple of things that I would like to highlight here on the property. The property is zoned to permit the sale of liquor on the retail side. We have parking, fifteen existing parking spaces where thirteen are required for the size of the building, which is more than is required for the building. It meets all of the separation requirements, we haven't had any public complaints on the record, as well as with the change of ownership we are going to maintain the property to look better because it is in the middle of the Town.

Erik Hinckley: Do you want to explain to the Commission that you are transferring an existing store that you bought to that location?

Madhu Aryal: Yes, we have a business that is, or we bought a package store in the center of the town that isn't doing very well at all. I think moving that, our Newington is at its capacity which is why we are moving.

Paul Dickson: So staff did review on the site, the one interesting one is the restaurant that is there, actually it is a very small factor. It's a few chairs in the front and primarily pick-up oriented by the way it is set up. We did not find a special permit for that but that is not the subject of the application here for tonight, but we did run all of the numbers on the site. This site does meet all of the parking requirements including a restaurant and a retail use. There are eighteen parking spaces that were shown on the original approved site plan, sixteen are currently usable just because of the configuration of the back and a walk-in cooler that was kind of modified back there over time, but the parking requirement is thirteen spaces combined so they will have an excess of three spaces above what they are required to have. I haven't seen any parking issues or many issues with this small retail set-up and again, it is a B Zone, but it is an island of a B Zone. It is surrounded by residential but the nearest abutting residential is primarily undeveloped and wooded right next to it, so there is not as much of an immediate neighbor. Again, Newington has an allotment of liquor stores per the State Liquor Control and we are pretty much at the point if someone want to open a new one, they do have to transfer one, so that is the case here, but it meets the special permit requirements for a liquor store. It has proper separation distance, not near sensitive users like a college, church or hospital or within 15 hundred feet from another similar establishment. Again, we find that it does meet the special permit criteria. If there are any other questions that you may have for the applicant, I recommend that you ask them, and the only one that we did not include any conditions, but one thing that staff would note that probably should be done on site is re-striping of the parking lot. It has been a little while. In talking with the applicant I believe they plan on that anyway. They have been cleaning up the site, cleaning up the landscaping, so I think they will move forward in that direction.

Commissioner Harpie: Are you going to maintain these hours, 10:00 a.m. to 9:00 p.m. or will those change.

Madhu Aryal: Yes, those are the hours.

Commissioner Harpie: Then you made a, well I guess this is a quote from you, the applicant states that liquor retail traffic tends to consist of short visits, dispersed through the day resulting in no high intensity peak demands. Is that just an observation of yours, or.....

Nibesh Paudet: We do have other liquor stores around Connecticut, one in Plainfield and one in Windsor Locks and we do see that pattern that they don't tend to be in the store for a long time, it's quick, grab and go.

Commissioner Harpie: Paul, you are comfortable with traffic having an easy way out?

Paul Dickson: Yes, no changes to that site plan. It has existed for some time. There are occasionally at that light itself backups, but it is not necessarily related to this site. It's more just the road itself, so I haven't seen any issues....

Erik Hinckley: We are not aware of any complaints or issues.

Commissioner Cain: You currently sell beer at this location, is that correct?

Madhu Aryal: Yes.

Commissioner Cain: One of the criteria for a special permit is the location and type of display signs, lighting and landscaping and the impact of that on adjacent property. I think Paul mentioned something about the landscaping, I think there have been some issues with the upkeep of that in the past. Are you planning to hire someone to keep control of that, or what is the plan?

Madhu Aryal: There was a change of owners, not that long ago, and the property was owned and maintained by somebody out of state. We are local residents, we want to take pride in our property and we have been cleaning up to the extent possible given the time frame. We just went into fall, you will probably see a significant change, like the bushes around the property that were cleared. Over the springtime we will hire someone to clean up the surrounding, the back of the property so it is more visible to the public, and we can take pride in owning that property.

Commissioner Hoffman: I just want to follow up on that. It does appear that you have done a good job in cleaning up the front of the building, around the corner itself, still some work to do around back, and make sure that you keep on top of that because in the past it has gotten a little overwhelming.

Madhu Aryal: We knew in buying the property that it needed some work based on the landscaping, the lighting, and we're looking forward to doing that.

Commissioner Miner: As the applicant just referenced, one thing, I am familiar with that site and one concern that I do have is the site lighting for the site is totally inadequate and as long as they can bring that up to current standards with the efforts of the Planner, I have no objections.

Chairman Sobieski: Are you referring to the sight lighting on Willard Avenue or on Robbins?

Commissioner Miner: The site lighting for the entire site, they have one pole light that is mostly off and on under the previous ownership, just the site lighting for the entire site.

Commissioner Fox: Again, Commissioner Miner and whoever spoke before are worrying about the landscaping, but as that has been mentioned, I will hold my peace.

Chairman Sobieski: Anyone from the public wishing to speak in favor of the petition?

Gail Budrejko, 28 Isabelle Terrace: This is actually not in favor or against, I'm not opposed to it at all, but I just wanted to, if you can, in addition to the lighting and the landscaping, but make sure that there are enough trash receptables because we, in town, have a very big problem with the little nip bottles and I assume that you will be selling those, and they just get thrown all over so just make sure there is enough receptables for consumers. Thank you.

Chairman Sobieski: Anyone wishing to speak against this petition?

Commissioner Harpie moved to close Petition TPZ-25-25, seconded by Commissioner Cain. The vote was unanimously in favor of the motion, with six voting YEA.

VIII. APPROVAL OF MINUTES

Commissioner Harpie moved to approve the minutes of the December 10, 2025 meeting. The motion was seconded by Commissioner Fox. The vote was in favor of the motion with five voting Yea and one abstention (Cain.)

IX. NEW BUSINESS

- A. Petition TPZ-25-24: Modification of special permit (#30-98) to allow live entertainment within an existing restaurant use with alcoholic beverage sales permitted pursuant to N.Z.R.(Section 6.6) and alter the hours of operation at 217 Kelsey Street (AKA 30-48 Christian Lane) in the PD (Planned Development) Zone. Applicant and Contact: Mariela Barreto Perdomo, Owner: Reno Properties II.

Commissioner Cain moved to approve the modification to Special Permit (#30-98) to allow live entertainment within the existing restaurant and alter the hours of operation

Reason for Approval

This modification meets the requirements of the Special Permit Criteria.

The motion was seconded by Commissioner Harpie. The vote was unanimously in favor of the motion, with six voting YEA.

- B. Petition TPZ-25-25. Special Permit for a change of use from a convenience store to a liquor store pursuant to N.Z.R. Section (6.6.2) at 1125 Willard Avenue within the B (Business) Zone. Applicant, Owner; Royal 1125 Willard Avenue LLC. Contact Nibesh Paudel and Madhu Aryal.

Commissioner Cain moved to approve Special Permit TPZ-25-25 for a change of use from a convenience store to a liquor store.

Reason for Approval

This modification meets the requirements of the Special Permit Criteria of our zoning regulations.

The motion was seconded by Commissioner Hoffman. The vote was unanimously in favor of the motion with six voting YEA.

- C. Petition-25-27 Site Plan Modification for two building additions of 3,483 sf (west side) and 2,912 sf (east side) and minor drainage improvements to an existing building at 40 Commerce Court in the I (Industrial) Zone. Applicant: PDS Engineering, Contact Steve Giudice, Owner; ATD Realty LLC.

Paul Dickson: This is a new business, they haven't given a presentation on it yet, so this would be a good opportunity and we do have the applicant here tonight and we also have the applicant's engineer on line as well. Just to remind the Commission, and the applicant can come up while I am going through this, that earlier last year, mid last year in May of 2025 they were issued a special permit for this automotive use at this site. It changed from the Progressive building which was an auto claims center that did examinations of vehicles but it changed into this owner's business. At that time they did mention that they were looking to close these in, in the future. Now they are in prime view for closing these in and the main reason why this is in front of you and not an administrative application is that it does exceed that ten percent threshold for when you increase the size of a building. It requires Commission approval rather than staff approval. And I will report that a second application to the Wetlands Commission, originally they had applied for one canopy and there was a little communication back and forth between the owner and the engineers that they added the second canopy. They have gotten approval for that, administrative approval from Wetlands so this is eligible to be acted upon as a whole tonight. So the applicant is in front of you and he can kind of run through what they are looking to do.

Bill Jonice, I'm PDF engineering and construction and my company is at 107 Old Windsor Road, Bloomfield, Ct.

Matt Concero, Riddle Hill, Farmington

Bill (inaudible) 39 Pinnacle Road, Farmington

Bill Jonica: PDF is the engineer of record for this project. We applied for and received a special use zoning permit last May and we received a wetlands approval December 16th and Attention to Detail performs computer analysis, calibration, adjustments, for safety systems. We don't do any auto body work, or brake repairs or oil changes or engine repairs or any mechanical work of any other kind.

I have Brian Pinnacle attending remotely because he is not feeling well, so we're happy to have him attending. We did review the site plans with you and show you that they do meet all Planning and Zoning requirements for your approval.

Brian Pinnacle: Good evening, sorry I couldn't be in attendance tonight but I think you all would appreciate it. So basically what we are proposing to do is enclose the two overhangs that exist on the building. As Paul said, the overhang to the west 3,483 sf, and to the east 2,912 sf of overhang. We are also proposing to add some additional pavement to the west of that other hang in order to make that more passible, more easily passible. To make up for the fact that we are increasing the impervious surface by doing that, we are proposing to remove four parking spaces which are in the northeast corner of the site. The site currently has well over one hundred parking spaces and only requires 78 or so. We have an abundance of parking and removing those spaces will not negatively affect this in any way. Again, the change of use, technically the change of ownership generally speaking, auto uses, Attention to Detail has a very good reputation and we don't foresee anything happening at this site that would cause any harm to any neighboring properties or anything like that. There are no proposed modifications for the existing utility connections in the street. Everything is happening on site and that more or less sums up what is going on, on the site. Thank you for bringing that up, these are the elevations, I believe there are both existing and proposed elevations shown as available so you can get a better sense of what the building looks like now and what they are going to propose to do and how it will look when those are enclosed. You can see the canopies in the lower picture, and then the façade being modified to enclose those as proposed.

The immediate desire is to enclose the canopy to the west but the applicant does and would like to, at some point in time in the near future do the same thing for the canopy to the east and so we determined, a little after the fact but we determined it would be better to come before you and ask for both of these things so that in the future when they are ready to do that they can submit their plans and get that done.

Paul Dickson: So again, staff has reviewed this, we did not find any issues with the application, and the one thing that I did include in the staff report, and the owner can give a little more information on it, but from the appearance of it, it looks like there are going to be pretty much matching the existing building and tying it together as much as possible. You can see the CMU split face that actually exists and some differentiation with materials so it is actually is good to see that it is not just planned to be one blank lifelessly, that they will kind of match it and I think the pride in the business and wanting to see the building, it's actually a good looking building as it is now, so I think this will kind of work together. The only real changes on site again, as I noted, the minor changes and this would not require a site plan itself, a little bit of pavement being added around this side, again they did need to get Wetlands approval, and they got wetlands administrative approval, so again, it is a small amount of pavement and then the removal of the four spaces in the back and that is the balance of the impervious coverage on the site, just to make sure that they are not increasing it. I think overall it works. Staff recommends approval of the application and we have not had any concerns about this site.

Commissioner Harpie: You are taking out a couple of windows too, aren't you? Did I read that?

Bill Jonice: We are going to replace a couple of the windows with garage doors, on the western side of the building.

Commissioner Harpie: And then you were going to apply a certain type of paint?

Bill Jonice: The paint will match the existing paint that is there on the side of the building. The front of the building, we are doing to do brick work to potentially tie the front towards the road, it will just be a continuation of what this will look like, a steel building tacked onto a beautiful building, so we are going to try to keep the aesthetics to flow.

Commissioner Harpie: You have enough parking spaces?

Bill Jonice: Removing spaces to balance the impervious, on the eastern side we are not modifying for the future, it's not used for parking. Progressive used it as a shelter from the weather when looking at cars, and that will remain.

Commissioner Harpie: For some of the new members here this evening, can you explain your operation, your basic operation?

Bill Jonice: We calibrate safety systems, all your cars have safety systems, auto braking, lane departure, and if any one of the cars gets into an accident they need to be recalibrated back to the (inaudible). We go into the wide open, climate controlled environment, sheet on the floor, even the walls are made as smooth as possible because we are calibrating radar as well as sonar. The inside of the building will be wide open, we need a controlled environment to run these programs.

Commissioner Harpie: And are you going to occupy the entire building?

Bill Jonice: Yes.

Chairman Sobieski: What is the Commission's pleasure?

Paul Dickson: We're already in New Business so you can just move to a motion to approve and if you have any more discussion please feel free.

Commissioner Cain moved to approve the site Plan Modification: TPZ-25-27.

Reason for Approval:

This modification meets the requirements of the Newington Zoning Regulations.

The motion was seconded by Commissioner Harpie. The vote was unanimously in favor of the motion, with six voting YEA.

X. OLD BUSINESS

- a. Petition TPZ-25-26 CGS 8-24 Referral- Disposition of a portion of the Griswoldville Avenue right of way abutting 125 Waverly Drive (± -2,208 sf)

Chairman Sobieski: Since we have a new member here, can you just give a brief overview of what when on, on Griswoldville Avenue?

Paul Dickson: At our last meeting we discussed, the application is TPZ-25-26 CGS 8-24 Referral for the disposition of a portion of the Griswoldville Avenue right of way abutting 125 Waverly Drive. It's about 2,208 square foot, 12 feet wide, piece of right of way that the owner has approached the Town, approached the Town Manager to discuss purchasing it. So again, this is an item that will be in front of Council. This item would require, the selling of any public land requires a hearing as well and this is open and we get a decision from Council at the end of the day. For those new members, the gist of the 8-24 referral it is really in conformance with the POCD, that is the number one question. So, is there anything in the POCD that would address this. Staff has reviewed it, this type of minor alteration, the POCD doesn't really get into that level and at the last meeting we had kind of discussed that this is not shown on any future sidewalk plans in the POCD, it's not shown on future bike lanes in the POCD and also there is a significant amount of right of way in this area. Since the last meeting, one of the items that was kind of hanging out there is that we didn't hear back from the MDC. We had heard back from the gas company, from telecom, and they did not have any future plans for this area, so the e-mail that we got from MDC and their response is: " We have looked into your inquire below regarding the sale of this strip of Town of Newington ROW to the property owner at 125 Griswoldville Rd. The District has no objection to this sale, as any future public sanitary sewer mains or public water mails would be installed withing the roadway. According to our GIS, the existing Town ROW width in this area is approximately 95' wide. Given this, the reduction in width of 12' should not present an issue to any future needs." So, the Town Engineer has heard back from all of the utility companies, no potential projects have been identified in this area, and in speaking with the Town Engineer there would be enough room left over even after this 12', if it was sold and we could put in a sidewalk or we could put in other facilities there as well. This strip in on Griswoldville, so I read the quote directly, so that is kind of where we are at. Again, this is the Commission's decision. If you review and at the end of the day what you do is at the end of the day you either report a favorable or unfavorable review. If you do a favorable review, the Council can proceed with their actions, without a super majority. If you say unfavorable it just requires a two thirds majority at the Council to approve.

Erik Hinckley: There would still be a public hearing at the Council level.

Paul Dickson: What is interesting in Newington as well because we have our own policy on the disposition of parcels. It's been utilized for the right of way, it was actually utilized most recently on Budney. On Budney Road there was a stub between of a future road that was never developed and that was split between the two property owners next to it. So this is a little more unique, with one single property owner asking for twelve feet but his reasons that he had was talking about getting more room for his kids in the backyard, to be able to utilize the property. So he questioned the Council, the Council and the Town Manager sent this to you for review of the town policy and staff is a little uneasy with the twelve feet, but again I do not see any conflicts with any larger plans.

Commissioner Harpie: Can I ask a question? How tall is this fence?

Erik Hinckley: The fence is already installed. It's six feet and in the front of the corner it is four to provide adequate sight line.

Commissioner Harpie: Looks like we are rewarding the guy, but from a professional standpoint what we are intended to do, we do it.

Commissioner Cain moved to approve a favorable report for the disposition of a portion of the Griswoldville Avenue right of way abutting 125 Waverly Drive to the Town Council.

Reasons for the Favorable Report:

This referral does not conflict with the POCD

The motion was seconded by Commissioner Harpie. The vote was unanimously in favor of the motion, with six voting YEA.

C. Appointments to CRCOG Regional Planning Commission

Commissioner Sobieski: I have asked Commissioner Cain to accept the appointment as the representative to CRCOG.

Commissioner Harpie: Second the motion. The vote was in favor of the motion, with five voting Yea and one abstention (Cain.)

Commissioner Cain did accept the appointment.

XI. PETITIONS RECEIVED FOR SCHEDULING

- A. Petition TPZ-25-28: Site plan for a 41 unit rental apartment home development under CGS § 8-30g (Affordable Housing application) at 103 Louis Street in the PD (Planned Development) Zone. Applicant: Premier Real Estate Services II, LLC
Owner : Innate Investments, LLC. Contact: Andrew R. Morin, Esq (Application received 12/10/25 – 65 days to open public hearing)

Paul Dickson: We have advertised this to be at the next meeting, to open the public hearing. The Commission, I believe that you have all received copies of the plans. There is an application packet and I noted this during our last meeting but I'll also remind anyone listening along too, all of the materials are up on our current land use application page and have been for a little while. That is where we put these applications, so anyone if you are listening to this after the fact, and you want to take a look at what it is, you can go right on it. Currently these applications page and the Town Planner's page and you will be able to see the entire application and the plans.

We met with the applicant, working through staff comments and then there will be a presentation for you at the next meeting. Actually the first notice, public hearing notice should be in the paper tomorrow.

Chairman Sobieski: I have a question. Commissioner Fox will be in Florida for about a month, will those plans be up on our site also?

Paul Dickson: They are up on there now.

Chairman Sobieski: I just wanted to be sure.

Paul Dickson: So, Commissioner Fox if you have any difficulty accessing them please let me know.

Commissioner Fox: I certainly will.

XII. TOWN PLANNER REPORT

Paul Dickson: So, one of the main items and we started talking about this briefly at the last meeting is moving forward with the Town Center Master Plan and kind of starting with the questions regarding zoning. Again, as it was said during the process, and everything, nothing has been changed. This is a concept, but for us to be able to set the stage and really make it clearly understood what the town is looking for, I think the plan does a good job at telegraphing and showing what the people in Newington are interested in.

Now we get into the nitty-gritty part of it in building the regulations to support that. So I want to start that process with you. Start at least you thinking about how you would like to go about this process. Is this something that you would want me to get some rough numbers, is this something where you want to create a sub-committee to look into it, this is something to think

about. I know my first plan is actually to come to you with some rough numbers. What does the plan represent? It was asked by Commissioner Woods at the last meeting, how much open space is represented in this type of configuration? What is the level of coverage? What's the level, what are we looking for and I think a lot of parts I think are going to be along access. Where are the primary points of access where we would like to say, yes, continue the street here, this should be pedestrian access, here are those points. Do we want to go as far in zoning? We don't want to get too crazy with the zoning, make it so it is a 20 page document in of itself, that would be a bit much.

Where does the Commission want to go with starting this process? I think keeping the momentum going is something that we need to do. So get that in your minds, think about it, if you have any comments now I'm happy to take them, if not, if you think about how you would like to see this progress again, I plan for, at the next meeting to start to work on those numbers and give you some ideas of what zoning could look like, based on the Master Plan and then to think about how we want to address the zoning. Do we want to set the zoning in place, do we want to create a floating zone, that can be enacted, we could have those options where yes, we could have a floating zone, it might need to be changed a little bit when it is enacted, no zoning code absolutely survives when you actually get to the realities of the development and where does this Commission actually see us going with this is my question for you.

Chairman Sobieski: Any questions?

Commissioner Harpie: I would want to keep it consistent with what the end game is, and maybe a sub-committee would be the way to go.

Commissioner Cain: You are potentially asking how do we want to act on the issue of re-zoning some of these parcels in the center that need to be likely re-zoned? So you are asking do we kind of want you to bring something to us or did we want to create a sub-committee where we originate and then bring them.....

Paul Dickson: I think a lot of it is going to be me starting it with you to say, here is where we are at, here's the plan, this is what we are looking at, and then starting to move it forward. Then you would have the decision, okay this is what we are looking for. Chances are whether we are looking for outside help, we do have that as part of the program that we built within the Town to say, okay we are looking at zoning regulations. We can bring in an external consultants as well to assist with this, but I think the key thing for us is to know what we want first, rather than hiring someone and saying, create something. I will come to you with some of the numbers but I think getting this going and showing that the town is seriously committed to seeing this plan to come to fruition, to see what people have looked for and the feedback that we got, that we take into account with the zoning code.

Erik Hinckley: It's not just re-zoning too, it's building heights, set backs, and other things like that.

Commissioner Cain: Okay

Chairman Sobieski: In my opinion, I think we should get a subcommittee number one, number two I don't know if I want to change the zones at that point, or put a floating zone in or put an overlay. I'm not sure, we do have a Willard Avenue overlay that I know of.

Erik Hinckley: There is a town center overlay as well.

Chairman Sobieski: Oh there is. I don't know if we would have to move some of that, or leave it there or modify it so I think a subcommittee would be good. I'll give you a call tomorrow Paul and figure out who wants to join the subcommittee here.

Commissioner Miner: I would be in favor of a subcommittee as well.

Chairman Sobieski: I would like to have numbers here volunteering, but I want to make this perfectly clear to everybody out there, there has been no zone change, and there will be no zone change until we know what we are doing here. I want to make sure that is clear. I worked on this when I was a member of the subcommittee, and I think it was a great products that we brought so far to this point. It's huge, as Commissioner Harpie said, it's a huge undertaking, and we're not just re-zoning a small section, you are re-zoning a good section of the center of town. I think that needs to be looked at a little more. I like the idea that Kimberly and her group brought up, and I think I want input from the residents, so I don't know the best way to do this. My original thought was to look at one area at a time, or do the whole thing. There are pros and cons to both. I do want to get this moving, we do need our parking facility feasibility study I think.

Paul Dickson: That is key for us in figuring a date and it demands a new development and how it also are reminded on our current spaces, what we have available and how much more can be absorbed because right now the other side of Market Square can't technically take credit for the parking lot. To know what your real demand is, what your projected future demand is, and part of the actual plan too was looking increasing the amount of green space, making it a little safer, so to lose those parking spaces around that center green area is a (inaudible) for the use of it, but then there are other options, looking at the area that was originally part of the original vision where it is all kind of private ownership now, we understand that is a big process in itself as a project, but that is part of the study too, to see how much you can get there, what you need and figure out again, I think it's going to be a combination of parking, but also at the same time I plan on working on wayfinding. That is going to be a big part of it for the parking and for the businesses and I do not that being a process that something just shows up at the TPZ ready to go. I would like to continue the process that we did, between the outreach through maybe

additional pop up events, or I show up some Saturday morning at the Community Café and use that back room and meet with people and say, I'm going to be there, I think that is another opportunity to do this, but my plan for this process is not just scripted from the town site, but to continue the public engagement.

Chairman Sobieski: I would probably join you in attending if that is okay/

Paul Dickson: Sure.

Chairman Sobieski: The thing I would like to do is make sure we publish this. I don't want to hear any one say, I didn't see it. Some people get the Hartford Courant, some don't. Some people are on Facebook, some aren't. Some people check the town's web site, some don't. I want to try to get as much exposure to this as possible. I would also like to have the Town Council designate one or two to the subcommittee. I think that is important. We need to have as much transparency as possible. I think it's a great plan, I do know that the steering committee as it was called was very positive about what was done and it was made up of people from the town government, town employees like the Town Manager, Paul, Erik and also from TPZ was myself, a couple of town councilors, Tim Manke, I think Gail was on it, and I can't remember who else.

Paul Dickson: Mitch was on it.

Chairman Sobieski: Right, I want to try to keep this open and transparent so I don't want anyone saying well, this was done behind, I want to make sure to try to do our utmost best to get the information out to the public. A lot of stuff is put on various web sites that is wrong. I need to see that, number one. Number two, I like the approach to kind of piecemeal this thing, so to speak especially in the center parking lot, Constitution Square, I'd like to look at that maybe there is some stuff we could do if we are comfortable with that, if the land owners and stuff, I don't know but I just want to make sure that everybody understands that this whole thing is transparent.

Commissioner Cain: I have seen other Planning and Zoning Commissions do, Rocky Hill worked with Professor Delaney at the UConn law school for a semester taking a list of topics that they were interested in. He had each of his students draft just a proposed change to the zoning regulations. They came and talked with the Commission at the end of the semester about the ideas, and then at the end they produced like draft proposals for zoning changes. I'm not suggesting that we have a law professor or law students re-write out zoning code but if we are short on man hours, it's January 14th, the semester starts Tuesday so there might be an opportunity, I know professors at the law school. I don't know if that is something that tweaks your interest in having some assistance with just generating ideas and introducing proposed draft regulations. We don't even have to vote on them, they could give them to us, but to look at

them, so that is something that I have seen Rocky Hill do and I could make a couple of calls to see if that is something that we wanted. Potentially just free ideas.

Paul Dickson: Yes, we have done the same. The Town Engineer and I have worked with students from multiple different schools, UConn, CCSU and most recently we worked with a group of students and I think they are finalizing it, recommendations for GSI, so they actually went through some areas in town, couple schools, town hall, they looked at the buildings around it, looked for areas where they could have disconnect with drainage, help us with our MS-4, so we have done this before and we will continue to do it, it helps us with the students and gives us additional ideas because the more people you have sometime someone comes up with something brilliant, so yes that would be something that I would be interested in.

Commissioner Cain: I can make some calls.

Chairman Sobieski: Personally I think that is a great idea.

Commissioner Cain: We might be a little late on the timing because classes start next week, but we, you know, there is still a chance.

Commissioner Harpie: There was a lot of time invested in this study and some landlords were pretty happy and others, if there is a zone change and a reason for them to do something, a capital investment is clearly, from that report, if zoning can make it more comfortable for them, and people are going to have early sit-downs with these landlords because they seem to be multiples, not one guy owns a big stretch they all own one little stretch, very difficult. I'm not saying they are not good landlords, they just know what they want to do. The Keeney Building personally, I mean it's got to go. It's got to be cleaned, it has a lot of potential. If you got the right broker to get the deal together. There is going to be a lot of capital investment over the next year, and if that happens these guys are going to have to have an investment somewhere. I think we could work some money into the project that way.

Paul Dickson: As part of the recommendation too is the need for round tables and that is a combination of staff working with the Chamber, working with EDC, working with what we have here in town to have these conversations and again, it's not my plan to have proposed regulations without another meeting, so one part of the regulations is actually the town center overlay district. I believe it is over 20 years old, that it was looked at. It had some information and I think the part that everyone looked at was signage.

They are touch regulations, they tend to cause some consternation one way or the other, but I think looking at that as part of the design for the district, really making sure everything is cohesive and give the level that is necessary, again, along Cedar Street. Cedar Street is interesting in the town center area because it's primarily residential looking, when you drive by it doesn't really invoke that town center feeling, it's kind of fractured. Again, residential on one

side, residential for the most part that has been turned over to businesses, and I think with a little bit of beautification, a little bit of façade work, you could elevate that a little bit and a lot I think is when you are driving by, like I say, before I worked here, driving by you don't necessarily realize how much is behind there. That is the issue that some of the business owners the issue that they have, yeah we have our signs, we have that, but everything seems to blend together on Cedar Street. It doesn't really evoke what is really behind, in the town center in Market Square, it's kind of a cut through. So again, these are all of the things to work on. It's a big project.

Chairman Sobieski: Does the town itself own the center parking lot?

Paul Dickson: The parking lot yes, a couple different accesses to it, the one we do not own is the access way coming off of Constance Leigh. That is owned by the apartment building. So we have, it's shared access on that one, but the actual front part of that driveway is actually owned by the apartment building.

Chairman Sobieski: That's not an existing access point right now.

Paul Dickson: It is, that is the primary. Again, that is the one that is near Dunkin.

Chairman Sobieski: I was referring to the other one on Market Square.

Paul Dickson: We own that access way, we have the access way that goes between the two buildings next to Hound and Home, and we have I believe two access ways off of Cedar Street as well.

Commissioner Harpie: There are multiple pieces deeded to the town.

Paul Dickson: Yes, you will find in the regulations too, if you gave land to the town, you got to use it.

Chairman Sobieski: What I'm concerned about, and that is why I suggested that we do this piecemeal, one section at a time. I don't know if that is going to work or not, it's something for you to look at, the subcommittee. Again, I have talked to you many times and I talked to the Town Manager about it, the problem that we have there is that there is no way some of those businesses have access or get any signage on Cedar Street and that is a big reason why some of these are failed. I think that is a big key of what you need to look at, and as far as I know, Keeney is the only odd ball piece in there, the rest is all public land I believe.

Paul Dickson: The rest is all Business Town Center.

Chairman Sobieski: So that needs to be looked at, need to find out what they want to do, I think the subcommittee is going to have more work than you can handle. I'm sure some of the members that are retired can help you.
Any other questions Commissioners?

B. Current Lane Use Applications

Paul Dickson: Just to remind people, applications all get posted in there and for our future, next meeting the application is already up there for the 8-30g application.

XIII. COMMUNICATIONS

No Questions

XIV. PUBLIC PARTICIPATION (For items not listed on the agenda; Speakers limited to three minutes.)

None

XV. REMARKS BY COMMISSIONERS

None

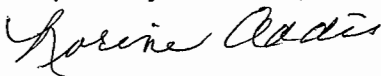
XVI. CLOSING REMARKS BY THE CHAIRMAN

Chairman Sobieski: I just want to thank everyone for being here tonight, again, thank you for the public participation that we did have.

XVII. ADJOURN

Commissioner Harpie moved to adjourn the meeting. The motion was seconded by Commissioner Fox. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,



Norine Addis,
Recording Secretary