

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

January 10, 2024 - 7:00 P.M.

Town Council Chamber, Room 103 - Town Hall, 200 Garfield St.
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>

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 OFFICER REPORT

Documents:

[ZEO REPORT - DECEMBER 2023.PDF](#)

- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING

- A. Petition 27-23: Special Permit (Sec 3.13.0 And 3.13.7) And Site Plan For A Restaurant With An Accessory Drive Through At 79 East Cedar Street (AKA 63-79 East Cedar Street) In The B-TC Zone (Business Town Center Zone) And Town Center Village Overlay District. Applicant: Cedar Street LLC, Owner: Newington Sovereign Bank Plaza LLC, Contact: Cary Gagnon

- 1. Petition 27-23 Items

Documents:

- 1 PETITION 27-23 STAFF REPORT 1-4.PDF
 - 2 PETITION 27-23 NARRATIVE.PDF
 - 3 PETITION 27-23 SITE PLAN 1.4.24.PDF
 - 4 PETITION 27-23 FLOOR PLAN 1.4.24.PDF
 - 5 PETITION 27-23 SIGNAGE AND ELEVATIONS 1.4.24.PDF
 - 6 PETITION 27-23 TRAFFIC REPORT TOWN REPLY.PDF
 - 7 PETITION 27-23 TRAFFIC IMPACT REPORT.PDF
 - 8 PETITION 27-23 MDC AVAILABILITY LETTER.PDF

- B. Petition 26-23: Special Permit (Sec. 3.4.7) To Convert A Pre-1920 Single Family Residential Dwelling At 202 Deming Street Into Two Residential Units In The R-20 Zone, Applicant/Owner: Salvatore J. Visconti Jr. & Paula J. Visconti, Contact: Paula J. Visconti.

- 1. Petition 26-23 Items

Documents:

- 1 PETITION 26-23 STAFF REPORT.PDF
- 2 PETITION 26-23 NARRATIVE.PDF
- 3 PETITION 26-23 FLOOR PLANS.PDF
- 4 PETITION 26-23 SITE PLAN.PDF

VIII. APPROVAL OF MINUTES

A. Approval Of Minutes From Meeting December 13, 2023

Documents:

- TPZ REGULAR MEETING MINUTES 12.13.23.PDF

IX. NEW BUSINESS

A. Petition 30-23: Biennial Review Of Balf Quarry Operations And Site Plan At The Balf Company, 301 Hartford Avenue, Applicant/Contact: Christopher J. Costello 642 Black Rock Avenue, New Britain, CT, Owner: The Balf Company (Tilcon Connecticut, Inc)

1. Petition 30-23 Items

Documents:

- 1 PETITION 30-23 STAFF REPORT.PDF
- 2 PETITION 30-23 NARRATIVE -SITE PLAN_OPERATIONS UPDATE.PDF
- 3 PETITION 30-23 STATEMENT OF QUARRY OPERATIONS 2023 - 2025.PDF
- 4 PETITION 30-23 SITE PLAN UPDATE 2023.PDF
- 5 PETITION 30-23 BALF-2021 EXCAVATION PLAN 09.08.21.PDF

B. Petition 31-23: Site Plan Modification For The Construction Of An Outdoor Dining Patio And Modification Of Parking And Landscaping At 2929 Berlin Turnpike In The PD Zone (Planned Development Zone), Applicant: The BSC Group, Owner: Berlin Turnpike 2929 LLC, Contact Francis Vacca.

1. Petition 31-23 Items

Documents:

- 1 PETITION 31-23 STAFF REPORT.PDF
- 2 PETITION 31-23 NARRATIVE.PDF
- 3 PETITION 31-23 SITE PLAN.PDF

X. OLD BUSINESS

A. Petition 27-23: Special Permit (Sec 3.13.0 And 3.13.7) And Site Plan For A Restaurant With An Accessory Drive Through At 79 East Cedar Street (AKA 63-79 East Cedar Street) In The B-TC Zone (Business Town Center Zone) And Town Center Village Overlay District. Applicant: Cedar Street LLC, Owner: Newington Sovereign Bank Plaza LLC, Contact: Cary Gagnon.

B. Petition 26-23: Special Permit (Sec. 3.4.7) To Convert A Pre-1920 Single Family Residential Dwelling At 202 Deming Street Into Two Residential Units In The R-20 Zone, Applicant/Owner: Salvatore J. Visconti Jr. & Paula J. Visconti, Contact: Paula J. Visconti.

- C. Petition 31-23: Site Plan Modification For The Construction Of An Outdoor Dining Patio And Modification Of Parking And Landscaping At 2929 Berlin Turnpike In The PD Zone (Planned Development Zone), Applicant: The BSC Group, Owner: Berlin Turnpike 2929 LLC, Contact Francis Vacca.

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition 32-23: Special Permit (Sec. 6.16) For A Cannabis Hybrid Retailer At 2661 Berlin Turnpike (AKA 2657-2661 Berlin Turnpike) In The B-BT Zone (Business Berlin Turnpike Zone). Applicant: Chillax LLC, Owner: 2661 Berlin Turnpike Associates LLC, Contact: Michelle Bodian Esq.

XII. TOWN PLANNER REPORT

- A. Current Land Use Applications

These may be viewed on the [CURRENT LAND USE APPLICATIONS](#) website.

XIII. COMMUNICATIONS

- 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