

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

January 24, 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. REMARKS BY COMMISSIONERS
- VI. PUBLIC HEARING

- 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.

- 1. Petition 32-23 Items

Documents:

- 1 PETITION 32-23 STAFF REPORT.PDF
- 2 PETITION 32-23 NARRATIVE AND TRAFFIC STUDY.PDF
- 3 PETITION 32-23 EXHIBIT A - SITE PLANS.PDF

VII. APPROVAL OF MINUTES

- A. Approval Of Minutes From Meeting January 10, 2024

Documents:

- TPZ REGULAR MEETING MINUTES 1.10.24.PDF

VIII. NEW BUSINESS

- A. Pre-Application For 103-175 Lowrey Place

Documents:

- 1 STAFF REPORT PRE-APPLICATION 103-175 LOWREY PLACE.PDF
- 2 EXECUTIVE SUMMARY TO 103-175 LOWREY PLACE PREAPP.PDF
- 3 PROPOSED DEVELOPMENT PRESENTATION_103-175 LOWREY PLACE.PDF

IX. OLD BUSINESS

- 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.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

XI. TOWN PLANNER REPORT

- A. Current Land Use Applications

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

- B. Zoning Determination - Cigar Lounge

Documents:

[CIGAR LOUNGE MEMO.PDF](#)

XII. COMMUNICATIONS

- A. CRCOG Town Letters 1.5.24

Documents:

[1-5-24 TOWN LETTERS.PDF](#)

XIII. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes)

XIV. REMARKS BY COMMISSIONERS

XV. CLOSING REMARKS BY THE CHAIRMAN

XVI. ADJOURN