

TOWN OF NEWINGTON

NEWINGTON ECONOMIC DEVELOPMENT COMMISSION

March 2, 2022 - 7:00 P.M.

This meeting will be presented as a Zoom Webinar/Meeting. Information on how to attend will be posted on the Town website at:

<https://www.newingtonct.gov/virtualmeetingschedule>

AGENDA

- I. Call To Order
- II. Pledge Of Allegiance
- III. Roll Call
- IV. Approval Of Minutes

A. APPROVAL OF MINUTES

Documents:

[2-2-22 EDC MINUTES.PDF](#)

- V. Public Participation (Speakers Limited To 2 Minutes)
- VI. Chamber Of Commerce Report
- VII. Old Business
 - A. Beautification Committee
- VIII. New Business
 - A. New Commercial Building Permits And Town Planner Future Agenda

Documents:

[EDC NEW COMMERCIAL BUILDING PERMITS.PDF](#)
[FUTURE AGENDA FORM 2-23-22.PDF](#)

- IX. Public Participation (Speakers Limited To 2 Minutes)
- X. Commissioner Comments
- XI. Adjournment

NEWINGTON ECONOMIC DEVELOPMENT COMMISSION

Regular Meeting

February 2, 2022

Chairman Teresa Avey called the regular Zoom meeting of the Newington Economic Development Commission to order at 7:08 p.m.

I. **PLEDGE OF ALLEGIANCE**

II. **ROLL CALL**

Commissioners Present

Commissioner Jennifer Ancona
Chairman Theresa Avey
Commissioner Mary Beatrice
Commissioner Dana Havens
Commissioner David Marsden
Commissioner Maria Pane
Commissioner Clifford Stamm

Commissioners Absent

Commissioner Jerilyn Nagel

III. **APPROVAL OF MINUTES**

Commissioner Marsden moved to approve the minutes from the January 5, 2022 meeting. The motion was seconded by Commissioner Pane. The vote was unanimously in favor of the motion with six voting YEA.

IV. **PUBLIC PARTICIPATION**

None

V. **CHAMBER OF COMMERCE REPORT**

Leslie Civitello reported that the Chamber is starting to do a little in-person networking and a little hybrid networking so Zoom and in person will be done on alternating weeks. Information can be found on the Newington Chamber Facebook page. Discussions have begun on the Waterfall Festival, moving forward and will be brought to the board for approval. Right now it is scheduled for the end of September or the beginning of October.

RECEIVED FOR RECORD
IN NEWINGTON, CT
2022 FEB 15 PM 12:36
Teresa Avey
Town Clerk

VI. OLD BUSINESS

Chairman Avey reported a call from Bill DeMaio asking if the Commission was going to try the flowerpots again. They need to be ordered and if the Commission starts early to promote it there might be more business interest in the program. Commissioner Pane asked if there could be additional research on putting the flowers on the bridges in town. She additionally said that other sections of town should be included in the program, for example New Britain Avenue and not just Main Street. Commissioner Havens brought up the time and labor for watering the pots and that should be discussed with Superintendent DeMaio. Commissioner Havens suggested that locations should be firmed up for the pots before they were ordered since some locations did not work out well.

Commissioner Marsden reminded the members that bridges are in the traffic zone and watering plants on a bridge puts the person in danger from the traffic. He indicated that there is someone with a truck that goes around and waters for the town, so if they are in a traffic zone, like a bridge, they could be impeding traffic or they could be endangering themselves for an accident of some sort.

Commissioner Havens felt that Bill DeMaio was more concerned with the manpower and cost of maintaining the pots. She suggested that Bill be invited to the next meeting so further discussion could be had.

Leslie Civitello indicated that she would be happy to promote that program for the Chamber. Chairman Avey suggested that a raffle could be held for participants but they would have to realize that they would be responsible for the upkeep of the pot, watering, etc., if it is on their property, and it would have to be brought in during the winter season.

Commissioner Havens suggested the idea of hanging plants on the corners of the light poles in the center and that is what Bill DeMaio was concerned about, the watering that would have to be done by his staff.

Commissioner Ancona reminded the Commission that this should be to beautify Newington and attention should be given to locations other than the center of town.

Chairman Avey reported that the Commission was down to less than \$9,000 left in the budget for this year and the budget for next year is not set until July 1, 2022, and hopefully the amount for next year will be the same as this year, \$25,000.00.

VII. NEW BUSINESS

Chairman Avey reported that there is some interest in Best Market and there are some local people who are trying to return their business to Newington. Also, the Covid money is available and there is paperwork for small businesses to fill out to possibly get some Covid money from the Town. The link will be posted on the town website, Town Mangers site, and available after February 7th. The link would be live and the application would be live.

VIII. PUBLIC PARTICIPATION

None

IX. COMMISSIONER COMMENTS

Commissioner Marsden questioned upcoming projects and if there was a report from the Town Planner about them. Renata Bertotti reminded the Commission that there had been an extensive report at the last meeting, and very little had changed. She offered to prepare a month report if the Commission felt that should be included in the business. Commissioner Marsden apologized for missing the last meeting and not being aware that the report was given. Renata Bertotti indicated that the projects in front of the Commissions now were not developmentally in the works except for one housing project at the intersection of Pane and Maselli Roads. The Town Planners web site does list everything that is scheduled as well as the tentative schedule as to when it will be presented to the Commissions.

X. ADJOURN

Commissioner Havens moved to adjourn the meeting, seconded by Commissioner Marsden. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Norine Addis,
Recording Secretary

EDC – New Building Permits

Project name	Description	Address
Borrowed Blu	luxury tableware rental company	280 Hartford Ave
What a Ruff Life	dog daycare	94 Pane Road
Toasted Oat Café	breakfast/lunch restaurant	1100 Main St
GoHealth Urgent Care	urgent care medical facility	3219 Berlin Turnpike
Tenant Fitout	Jersey Mike's	12 Fenn Road
Change from Shell to Mobil	gas station	295 Main Street
203 Costello Road	industrial building	203 Costello Road
4 Hartford Ave	new gas station/convenience store	4 Hartford Ave

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

CONTACT PLANNING AT 860-665-8575 FOR MORE INFORMATION

Note – agendas, meeting dates and meeting location are subject to changes.

Call the day of the meeting to confirm agenda items and location.

Current Land Use Applications

Updated: February 23, 2022

<https://www.newingtonct.gov/agendacenter>

ZONING BOARD OF APPEALS

Meeting Date: Thursday, March 3, 2022, at 7 p.m. via Zoom Virtual Meeting

Meeting Cancelled: No petitions received

The agenda will be posted in the agenda center at:

<https://www.newingtonct.gov/AgendaCenter/Zoning-Board-of-Appeals-29>

Information on how to attend can be found at:

<https://www.newingtonct.gov/virtualmeetingschedule>

TPZ COMMISSION

Meeting Date: March 9, 2022

Zoning Regulation Amendment:

Petition #05-22: Zoning Regulation Amendment (Sec. 3.19) to modify zoning regulations pertaining to residential buildings in the PD zone regarding hiring of third-party consultants at applicant's expense, requiring a direct site access to Berlin Turnpike, requiring a traffic impact analysis, and reducing building height to 2 (two) stories, Applicant and Contact: Igor Bochenkov.

Address: 85 Kitts Lane

Petition #09-22: Special Permit (Sec. 3.15.3) to allow a restaurant in the B-BT Zone at 85 Kitts Lane, Applicant, Contact, and Owner: Dale Hume-Rimai.

Address: 187 Costello Road

Petition #14-22: Site Plan Modification at 187 Costello Road, Applicant and Owner: 187 Costello Road, LLC, Contact: James P. Cassidy, P.E.

The agenda will be posted at the agenda center at:

<https://www.newingtonct.gov/AgendaCenter/Town-Planning-Zoning-Commission-27>

Information on how to attend can be found at:

<https://www.newingtonct.gov/virtualmeetingschedule>

CONSERVATION COMMISSION

Meeting date: Tuesday, March 15, 2022

Address: 77 & 93 Pane Road

Application #2022-02: Construction Activity at 77 & 93 Pane Road, Applicant: SBS Realty, LLC., Owner: McBride Properties, Inc., Contact: Brandon Handfield, P.E.

Address: 359 Church Street and 321 Tremont Street (rear)

Application #2022-04: For a Wetland Map Amendment at 359 Church Street and 321 Tremont Street (rear), Applicant and Owner: AA Denorfia Bldg. & Dev., LLC, Contact: Alan Bongiovanni.

Application #2022-05: For Construction of Single Family Homes in the Upland Review Area at 359 Church Street and 321 Tremont Street (rear), Applicant and Owner: AA Denorfia Bldg. & Dev., LLC, Contact: Alan Bongiovanni.

The agenda will be posted in the agenda center at:

<https://www.newingtonct.gov/AgendaCenter/Conservation-Commission-19>

Information on how to attend can be found at:

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TPZ COMMISSION

Meeting Date: March 23, 2022

Address: 359 Church Street and 321 Tremont Street (rear)

Petition #12-22: Special Permit (Sec. 6.8) for an Open Space Subdivision at 359 Church Street and 321 Tremont Street (rear), Applicant and Owner: AA Denorfia Bldg. & Dev., LLC, Contact: Alan Bongiovanni.

Petition #13-22: Special Permit (Sec. 3.4.9) to allow interior lots at 359 Church Street and 321 Tremont Street (rear), Applicant and Owner: AA Denorfia Bldg. & Dev., LLC, Contact: Alan Bongiovanni.

Address: 35, 67, & 69 Culver Street and 258 Deming Street

Petition #07-22: Special Permit (Sec. 3.19) to allow a residential development in the PD Zone at 35, 67, & 69 Culver Street and 258 Deming Street, Applicant: AR Building Co, Inc., Owner: RDTHREE, LLC, Contact: Bongiovanni Group, Inc.

Petition #08-22: Site Plan Approval at 35, 67, & 69 Culver Street and 258 Deming Street, Applicant: AR Building Co, Inc., Owner: RDTHREE, LLC, Contact: Bongiovanni Group, Inc.

Address: 3333 Berlin Turnpike

Petition #10-22: Special Permit (Sec. 6.2.5) for a freestanding sign at 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor, LLC, Owner: The Rocky River Realtor Co., Contact: Jamie Anderson.

Petition #11-22: Special Permit (Sec. 6.2.5) for a freestanding sign at 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor, LLC, Owner: The Rocky River Realtor Co., Contact: Jamie Anderson.

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