

TOWN OF NEWINGTON  
**TOWN PLAN AND ZONING COMMISSION**

March 23, 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. 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 #10-22: Special Permit (Sec. 6.2.5) For A Freestanding Sign At 3333 Berlin Turnpike (Pane Road Entrance), Applicant: HJG-PC Newington Investor, LLC, Owner: The Rocky River Realtor Co., Contact: Jamie Anderson.

Documents:

[10-22 STAFF REPORT.PDF](#)  
[10-22 APPLICATION SCAN.PDF](#)  
[10-22 NARRATIVE.PDF](#)  
[10-22 PLANS.PDF](#)

- B. Petition #11-22: Special Permit (Sec. 6.2.5) For A Freestanding Sign At 3333 Berlin Turnpike (Berlin Turnpike Entrance), Applicant: HJG-PC Newington Investor, LLC, Owner: The Rocky River Realtor Co., Contact: Jamie Anderson.

Documents:

[11-22 STAFF REPORT.PDF](#)  
[11-22 APPLICATION SCAN.PDF](#)  
[11-22 NARRATIVE.PDF](#)  
[11-22 PLANS.PDF](#)

- C. 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.

**The documents for Public Hearing Item C as well as New Business Item A, Petitions #07-22 and #08-22 are located below.**

Documents:

[07-22 AND 08-22 STAFF REPORT.PDF](#)  
[07-22 APPLICATION SCAN.PDF](#)  
[08-22 APPLICATION SCAN.PDF](#)  
[08-22 CULVER ST TRAFFIC FEB 8.PDF](#)  
[07-09-2021 NEWINGTON ELEVATIONS.PDF](#)  
[08-22 PLANS.PDF](#)

- D. 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.

**The documents for Public Hearing Items D and E, Petitions #12-22 and #13-22 are located below the Public Hearing Agenda Item E, Petition #13-22.**

- E. 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.

Documents:

[12-22 AND 13-22 STAFF REPORT.PDF](#)  
[12-22 APPLICATION SCAN.PDF](#)  
[13-22 APPLICATION SCAN.PDF](#)  
[13-22 TRAFFIC IMPACT REPORT.PDF](#)  
[12-22 AND 13-22 PLANS.PDF](#)

## VII. APPROVAL OF MINUTES

### A. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 03092022 REGULAR MEETING.PDF](#)

## VIII. NEW BUSINESS

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

**The documents for New Business Item A, Petition #08-22 are included in the Public Hearing Item C, Petition #07-22 above.**

## IX. OLD BUSINESS

- A. Petition #10-22: Special Permit (Sec. 6.2.5) For A Freestanding Sign At 3333 Berlin Turnpike (Pane Road Entrance), Applicant: HJG-PC Newington Investor, LLC, Owner: The Rocky River Realtor Co., Contact: Jamie Anderson.
- B. Petition #11-22: Special Permit (Sec. 6.2.5) For A Freestanding Sign At 3333 Berlin Turnpike (Berlin Turnpike Entrance), Applicant: HJG-PC Newington Investor, LLC, Owner: The Rocky River Realtor Co., Contact: Jamie Anderson.
- C. 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.
- D. Petition #08-22: Site Plan Approval At 35, 67, & 69 Culver Street And 258 Deming Street, Applicant: AR Building Co, Owner: RDTHREE, LLC, Contact: Bongiovanni Group, Inc.

E. 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.

F. 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.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

A. Petition #18-22: Special Permit (Sec. 6.2.5) To Allow A Free-Standing Sign At 4 Hartford Ave, Applicant: Paul Bianca, Owner: DYJ, LLC, Contact: Jawa Shalo.

B. Petition #19-22: Zoning Regulations Amendment (Sec. 6.13 And Sec. 9.1) Pertaining To Accessory Apartments And To Opt Out Of Accessory Apartment Provisions Of PA 21-29/SB6107, Applicant: Newington TPZ, Contact: Renata Bertotti.

XI. TOWN PLANNER REPORT

A. Future Agenda Form

This document may be viewed in the [TOWN ARCHIVE CENTER](#).

XII. COMMUNICATIONS

A. CRCOG Letters 3-4-2022

South Windsor, Windsor, East Hartford, West Hartford, East Granby, and Cheshire.

Documents:

[3-4-22 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