

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

April 13, 2022 - 7:00 P.M.

Town Council Chamber, Room 103 – Town Hall 200 Garfield Street

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 ENFORCEMENT OFFICER REPORT
 - A. ZONING ENFORCEMENT OFFICER REPORT
 - Documents:
 - [MARCH 2022.PDF](#)
- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING
 - A. Petition #13-22: Special Permit (Sec. 3.4.9) To Allow An Interior Lot At 359 Church Street And 321 Tremont Street (Rear), Applicant And Owner: AA Denorfia Bldg. & Dev., LLC, Contact: Alan Bongiovanni. (Continued From 3/23/22)
 - Documents:
 - [12-22 AND 13-22 STAFF REPORT.PDF](#)
 - [13-22 INTERIOR LOT PLAN.PDF](#)
 - B. Petition #15-22: Special Permit (Sec. 3.19.1 & 3.15.6) And Associated Site Plan To Allow A Place Of Physical Activity (Swim School) In The PD Zone At 77 & 93 Pane Road, Applicant: SBS Realty LLC, Owner: McBride Properties, Inc., Contact: Mrutunjay B. Sabarad.
 - Documents:
 - [15-22 STAFF REPORT.PDF](#)
 - [15-22 TRAFFIC IMPACT STATEMENT.PDF](#)
 - [15-22 SITE DEVELOPMENT PLAN SET.PDF](#)
 - [15-22 ARCHITECTURAL PLANS.PDF](#)
 - C. 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.

Documents:

[18-22 STAFF REPORT.PDF](#)
[18-22 PLANS.PDF](#)
[18-22 SIGN.PDF](#)

VIII. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 03232022 REGULAR MEETING.PDF](#)

IX. NEW BUSINESS

A. TPZ By-Laws

Documents:

[BY LAWS UNDATED RB REVISED.PDF](#)
[BY LAWS UNDATED RB REVISED CLEAN.PDF](#)

X. OLD BUSINESS

- A. 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. (Tabled From 3-23-2022)
- B. Petition #08-22: Site Plan Application At 35, 67, & 69 Culver Street And 258 Deming Street, Applicant: AR Building Co, Owner: RDTHREE, LLC, Contact: Bongiovanni Group, Inc. (Tabled From March 23, 2022)
- C. Petition #13-22: Special Permit (Sec. 3.4.9) To Allow An Interior Lot At 359 Church Street And 321 Tremont Street (Rear), Applicant And Owner: AA Denorfia Bldg. & Dev., LLC, Contact: Alan Bongiovanni.
- 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. (Tabled From March 23, 2022)
- E. Petition #15-22: Special Permit (Sec. 3.19.1 & 3.15.6) And Associated Site Plan To Allow A Place Of Physical Activity (Swim School) In The PD Zone At 77 & 93 Pane Road, Applicant: SBS Realty LLC, Owner: McBride Properties, Inc., Contact: Mrutunjay B. Sabarad.
- F. 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.

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

XII. TOWN PLANNER REPORT

A. Future Agenda Form

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

XIII. COMMUNICATIONS

A. CRCOG Letters 4/4/2022

Cheshire, Windsor (2), Bristol, Granby, East Granby, West Hartford, Hebron, Ashford, Newington (2), Berlin, Cromwell, Hartford, Columbia, Marlborough, and Enfield.

Documents:

[4-4-22 TOWN LETTERS.PDF](#)

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