

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

April 14, 2021 - 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. Use The Zoom "Raise Hand" Function)
- V. ZONING ENFORCEMENT OFFICER REPORT

Documents:

[3-31-21 ZEO REPORT - MARCH.PDF](#)

- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING
 - A. Petition #12-21: Modification Of Special Permit (Section 5.2.7) At 80 Fenn Rd, Square Peg Pizzeria LLC, Applicant, John Matte, Contact.

Documents:

[12-21 STAFF REPORT.PDF](#)
[12-21 APPLICATION SCAN.PDF](#)
[12-21 SQUARE PEG PIZZA NARRATIVE.PDF](#)
[12-21 MONTANA AXE SITE PLAN.PDF](#)

- B. Petition #13-21 Zoning Regulations For Outdoor Dining (Sections 3.11.6 And 3.15.3), To Temporarily Authorize The Town Planner To Approve Outdoor Dining At Existing Restaurants, Newington TPZ, Applicant.

Documents:

[STAFF REPORT OUTDOOR DINING PROPOSED REGULATION CHANGES.PDF](#)
[13-21 OUTDOOR DINING PROPOSED REGULATION CHANGES \(1\).PDF](#)

- VIII. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 03242021 REGULAR.PDF](#)

IX. NEW BUSINESS

X. OLD BUSINESS

- A. Petition #09-21 Zoning Text Amendment To Allow The Keeping Of Hens (Sections 3.1.3 And 3.3.5) Newington TPZ, Applicant.

Documents:

[09-21 STAFF REPORT.PDF](#)
[09-21 REVISION 3 - PROPOSED HEN AMENDMENT 3.3.5-.PDF](#)

- B. Newington Junction Discussion

Documents:

[STAFF REPORT NEWINGTON JUNCTION TOD FOR DISCUSSION.PDF](#)
[NEWINGTON JUNCTION MAP.PDF](#)

- C. B Zone Discussion

Documents:

[STAFF REPORT B- ZONE REGULATION CHANGES - DISCUSSION.PDF](#)
[B ZONE PROPOSED AMENDMENT.PDF](#)

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #17-21: Zoning Text Amendment To Provide For Alternate Minimum Frontage In The PD Zone, And To Increase Allowed Apartment Density In The PD Zone (Sections 4.5, 3.18, And 3.19), HJG-PC Newington Investor, LLC, Applicant, Dennis Goderre, Contact.
- B. Petition #18-21: Special Permit (Sections 3.15.3 & 6.6.2) For A Restaurant Serving Alcoholic Beverages In The B-BT Zone, At 2186 Berlin Turnpike, Olajide Bello, Applicant And Contact.
- C. Petition #14-21: Resubdivison At 16 Fenn Road, To Create One Additional Lot, PD And TOD Overlay Zone, Vincent Porzio & Dominic D'Agostino, Applicant, Mark S. Shipman, Contact. (Tentative PH Date Of May 12, 2021)
- D. Petition #15-21: Special Permit (Sections 5.2 & 6.11: New Carwash Facility) At 16 Fenn Road, Vincent Porzio & Dominic D'Agostino, Applicant, Mark S. Shipman, Contact. (Tentative PH Date Of May 12, 2021)

XII. TOWN PLANNER REPORT

XIII. COMMUNICATIONS

Documents:

[3-19-21 TOWN LETTERS.PDF](#)

- XIV. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes. Use The Zoom "Raise Hand" Function)

XV. REMARKS BY COMMISSIONERS

XVI. CLOSING REMARKS BY THE CHAIRMAN

XVII. ADJOURN