

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

May 11, 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:

[APRIL 2022.PDF](#)
- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING
 - A. 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.

Documents:

[19-22 STAFF REPORT.PDF](#)
[CURRENT REGULATIONS.PDF](#)
[AA REVISED 05-03.PDF](#)
 - B. Petition #23-22: Special Permit (Sec. 6.16) To Allow A Hybrid Retail Location For Adult-Use Cannabis Sales At 2903 Berlin Turnpike, Applicant: Verano, Owner: GLM1867 Realty LLC, Newington Realty Inc., Contact: Rain Theobald.

Documents:

[TP STAFF MEMO_2903 BERLIN TURNPIKE.PDF](#)
[23-22 NARRATIVE.PDF](#)
[23-22 TRAFFIC REPORT.PDF](#)
[23-22 PLANS.PDF](#)
- VIII. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 4-13-22.PDF](#)
[TPZ MINUTES 4-27-22.PDF](#)

IX. NEW BUSINESS

A. Petition #26-22: CGS 8-24 Mandatory Referral _ John Paterson Parking Lot Expansion

Documents:

[MR 8-24 JOHN PATERSON PARKING LOT EXPANSION STAFF REPORT.PDF](#)
[8-24 REQUEST - JOHN PATERSON PARKING LOT EXPANSION \(042322\).PDF](#)
[8-24 MAPS.PDF](#)

X. OLD BUSINESS

A. 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.

B. Petition #23-22: Special Permit (Sec. 6.16) To Allow A Hybrid Retail Location For Adult-Use Cannabis Sales At 2903 Berlin Turnpike, Applicant: Verano, Owner: GLM1867 Realty LLC, Newington Realty Inc., Contact: Rain Theobald.

C. Petition #26-22: CGS 8-24 Mandatory Referral _ John Paterson Parking Lot Expansion

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

A. Petition #25-22: Special Permit (Sec. 3.4.7) To Legalize Conversion Of An Older Home Into A Multiple Dwelling Home At 44 East Cedar Street, Applicant, Owner And Contact: Robert J. Santerre.

XII. TOWN PLANNER REPORT

A. Future Agenda Form

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

XIII. COMMUNICATIONS

A. CRCOG Letters 4-29-2022

Bloomfield (x2), Windsor, West Hartford (x2), Stafford, and Willington.

Documents:

[CRCOG LETTERS 4-29-22.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

