

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

May 12, 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>

AMENDED 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:

[5-3-21 ZEO REPORT- APRIL.PDF](#)

- VI. REMARKS BY COMMISSIONERS
- VII. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 04282021 AMENDED.PDF](#)

VIII. PUBLIC HEARING

The documents for Agenda Items A-E, Petitions #19-21, #20-21, #21-21, #22-21, and #23-21 are located below at Public Hearing Agenda Item E, Petition #23-21.

- A. Petition #19-21, Special Permit (Sec 3.19) And Associated Site Plan To Construct A Residential Apartment Development In The PD Zone, At 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor LLC, Contact: BL Companies.
Documents for Petition #19-21 are linked below.
- B. Petition #20-21, Special Permit (Sec 3.19 & 3.15) And Associated Site Plan To Allow A Restaurant In The PD Zone, At 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor LLC, Contact: BL Companies.
Documents for Petition #20-21 are linked below.
- C. Petition #21-21, Special Permit (Sec 3.19 & 3.15) And Associated Site Plan To Allow A Place Of Physical Activity Or Recreation In The PD Zone, At 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor LLC, Contact: BL Companies.
Documents for Petition #21-21 are linked below.
- D. Petition #22-21, Special Permit (Sec 3.19 & 3.15) And Associated Site Plan To Allow A Brew Pub Or A Brew Pub Restaurant In The PD Zone, At 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor LLC, Contact: BL Companies.
Documents for Petition #22-21 are linked below.

- E. Petition #23-21, Special Permit (Sec 3.19.3) And Site Plan Approval To Allow A Retail Development In Excess Of 40,000 Square Feet In The PD Zone, At 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor LLC, Contact: BL Companies.
Documents for Petition #23-21 are linked below.

Documents:

[PETITIONS 19 THRU 23- 21 3333 BERLIN TPKE STAFF REPORT.PDF](#)
[19-21 APPLICATION.PDF](#)
[20-21 APPLICATION.PDF](#)
[21-21 APPLICATION.PDF](#)
[22-21 APPLICATION.PDF](#)
[23-21 APPLICATION.PDF](#)
[NARRATIVE.PDF](#)
[GOMAN MUNICIPAL FISCAL IMPACT.PDF](#)
[OPERATIONS AND MAINTENANCE PLAN.PDF](#)
[REVISED PLANS 3333 BERLIN TURNPIKE.PDF](#)
[3333 BERLIN TURNPIKE COMMERCIAL_ARCH.PDF](#)
[3333BERLINTPK_RESIDENTIAL_ARCH \(1\).PDF](#)

- F. Petition #24-21, Special Permit (Sec 3.2.7) To Allow A Religious Event At 155 Lowrey PI, Applicant: Church Catedral De Adoracoa, Contact: Fernanda DeLisle.

Documents:

[24-21 STAFF REPORT SP.PDF](#)
[APPLICATION 24-21.PDF](#)
[NARRATIVE 24-21.PDF](#)
[MAP SP 24-21.PDF](#)

IX. NEW BUSINESS

X. OLD BUSINESS

- A. Petition #19-21, Special Permit (Sec 3.19) And Associated Site Plan To Construct A Residential Apartment Development In The PD Zone, At 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor LLC, Contact: BL Companies.
- B. Petition #20-21, Special Permit (Sec 3.19 & 3.15) And Associated Site Plan To Allow A Restaurant In The PD Zone, At 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor LLC, Contact: BL Companies.
- C. Petition #21-21, Special Permit (Sec 3.19 & 3.15) And Associated Site Plan To Allow A Place Of Physical Activity Or Recreation In The PD Zone, At 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor LLC, Contact: BL Companies.
- D. Petition #22-21, Special Permit (Sec 3.19 & 3.15) And Associated Site Plan To Allow A Brew Pub Or A Brew Pub Restaurant In The PD Zone, At 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor LLC, Contact: BL Companies.
- E. Petition #23-21, Special Permit (Sec 3.19.3) And Site Plan Approval To Allow A Retail Development In Excess Of 40,000 Square Feet In The PD Zone, At 3333 Berlin Turnpike, Applicant: HJG-PC Newington Investor LLC, Contact: BL Companies.
- F. Petition #24-21, Special Permit (Sec 3.2.7) To Allow A Religious Event At 155 Lowrey PI, Applicant: Church Catedral De Adoracoa, Contact: Fernanda DeLisle.

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #14-21: Resubdivison At 16 Fenn Road, To Create One Additional Lot, PD And TOD Overlay Zone, Applicant: Vincent Porzio & Dominic D'Agostino, Contact: Mark S. Shipman.
- B. Petition #15-21: Special Permit (Sections 5.2 & 6.11: New Carwash Facility) At 16 Fenn Road, Applicant: Vincent Porzio & Dominic D'Agostino, Contact: Mark S. Shipman.
- C. Petition #25-21, For A Subdivision At 285 Connecticut Ave, Applicant And Contact: Larry Webster.
- D. Petition #26-21, Special Permit (Sec. 3.4.9) To Allow Interior Lots, At 285 Connecticut Ave, Applicant And Contact: Larry Webster.
- E. Petition #27-21, For A Subdivision At 293 Connecticut Ave, Applicant And Contact: Larry Webster.
- F. Petition #28-21, Special Permit (Sec. 3.4.9) To Allow Interior Lots, At 293 Connecticut Ave, Applicant And Contact: Larry Webster.

XII. TOWN PLANNER REPORT

Documents:

[REVISED FUTURE AGENDA FORM 5-4-21.PDF](#)

XIII. COMMUNICATIONS

Documents:

[2021-0428 CDOT ENCROACHMENT PERMIT.PDF](#)
[4-23-21 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