

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

May 25, 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. REMARKS BY COMMISSIONERS
- VI. PUBLIC HEARING

- A. Petition #19-22: Zoning Regulation 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 (Continued From May 11, 2022)

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 (CTPharma Newington, LLC As Subsidiary), Owner: GLM1867 Realty LLC, Newington Realty Inc., Contact: Rain Theobald (Continued From May 11, 2022)

Documents:

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

- C. Petition #21-22: Special Permit (Sec. 3.4.9) To Allow An Interior Lot At 105 Cedarwood Lane, Applicant: Cynthia Ziegler, Owner: Estate Of Francis C. Callahan AKA Francis Callahan And Cynthia Callahan, Contact: Alan Bongiovanni.

Documents:

[TP STAFF MEMO_105 CEDARWOOD LN_COMBINED.PDF](#)

[21-22 PLANS.PDF](#)

- D. Petition #22-22: Re-Subdivision At 105 Cedarwood Lane, Applicant: Cynthia Ziegler, Owner: Estate Of Francis C. Callahan AKA Francis Callahan And Cynthia Callahan, Contact: Alan Bongiovanni.

Documents:

[TP STAFF MEMO_105 CEDARWOOD LN_COMBINED.PDF](#)
[22-22 PLANS.PDF](#)

- E. Petition #25-22: Special Permit (Sec. 3.4.7) For Conversion Of An Older Home Into A Multiple Dwelling Home At 44 East Cedar St., Applicant/ Owner/ Robert J. Santerre.

Documents:

[TP STAFF MEMO_44 E CEDAR_OLDER HOME CONVERSION_REV.PDF](#)
[25-22 NARRATIVE.PDF](#)
[25-22 PLOT PLAN.PDF](#)
[44 EAST CEDAR INTERIOR LAYOUT.PDF](#)
[44 EAST CEDAR UNIT 1 AND 2.PDF](#)
[44 EAST CEDAR UNIT 2.PDF](#)
[44 EAST CEDAR UNIT 3.PDF](#)

VII. APPROVAL OF MINUTES

- A. Approval Of Minutes Of The May 11, 2022 Meeting

Documents:

[TPZ MINUTES 05112022 REGULAR MEETING.PDF](#)

VIII. NEW BUSINESS

IX. OLD BUSINESS

- A. Petition #19-22: Zoning Regulation 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 (CTPharma Newington, LLC As Subsidiary), Owner: GLM1867 Realty LLC, Newington Realty Inc., Contact: Rain Theobald
- C. Petition #21-22: Special Permit (Sec. 3.4.9) To Allow An Interior Lot At 105 Cedarwood Lane, Applicant: Cynthia Ziegler, Owner: Estate Of Francis C. Callahan AKA Francis Callahan And Cynthia Callahan, Contact: Alan Bongiovanni.
- D. Petition #22-22: Re-Subdivision At 105 Cedarwood Lane, Applicant: Cynthia Ziegler, Owner: Estate Of Francis C. Callahan AKA Francis Callahan And Cynthia Callahan, Contact: Alan Bongiovanni.
- E. Petition #25-22: Special Permit (Sec. 3.4.7) For Conversion Of An Older Home Into A Multiple Dwelling Home At 44 East Cedar St., Applicant/ Owner/ Robert J. Santerre.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #24-22: Special Permit (Sec. 5.2.7) To Modify An Existing Freestanding Sign To Allow For LED Prices At 295 Main Street, Applicant: Kara Kennedy, Owner: 295

Main St Newington LLC, Contact: Kara Kennedy

- B. Petition #28-22 Special Permit (Sec. 3.23.1.B) An Accessory Outside Use To Allow A Tent Event For Firework Sales At 95 Fenn Rd. Applicant: Keystone Novelty Distributors LLC., Owner: 95 Fenn Rd LLC, Contact: Alex Mutzabaugh
- C. Petition #29-22 Special Permit (Sec. 3.23.1.B) An Accessory Outside Use To Allow A Tent Event For Firework Sales At 205 Kelsey St. Applicant: Keystone Novelty Distributors LLC., Owner: Reno Properties II LLC, Contact: Alex Mutzabaugh

XI. TOWN PLANNER REPORT

- A. Future Agenda Form

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

XII. COMMUNICATIONS

- A. CROG Letters 5-13-2022

Documents:

[5-13-22 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