

TOWN OF NEWINGTON  
**TOWN PLAN AND ZONING COMMISSION**

June 9, 2021 at 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>

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**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

Documents:

[MAY 2021 ZEO.PDF](#)

- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING

**The documents for Public Hearing Items A and B, Petitions #26-21 and #28-21 are located below Public Hearing Agenda Item B, Petition #28-21.**

- A. Petition #26-21, Special Permit (Sec. 3.4.9) And Associated Site Plan To Allow Interior Lots, At 285 Connecticut Ave, Applicant And Contact: Larry Webster, Owner: JCB Management, LLC.  
**Documents for Petition #26-21 are linked below at Public Hearing Agenda Item B.**
- B. Petition #28-21, Special Permit (Sec. 3.4.9) To Allow Interior Lots And Associated Site Plan, At 293 Connecticut Ave, Applicant And Contact: Larry Webster, Owner: JCB Management II, LLC.

Documents:

[STAFF REPORT 25-21 - 285 CONNECTICUT.PDF](#)  
[26-21 APPLICATION SCAN.PDF](#)  
[28-21 APPLICATION SCAN.PDF](#)  
[PLANS CT AVE.PDF](#)

- C. Petition #29-21: Zoning Text Amendment (Sec. 3.19.1) To Allow A Drive Through Restaurant In The PD Zone Without Drive Through Requirements Of Section 3.15.4, Applicant: Gibbs Oil Company, Contact: Kenneth R. Slater, Jr., Esq.

Documents:

[29-21 GIBBS OIL REG AMENDMENT STAFF MEMO.PDF](#)  
[29-21 APPLICATION SCAN.PDF](#)  
[APPLICANT NARRATIVE.PDF](#)  
[GIBBS OIL AMENDMENT TO ZONING REGS SECTION 4.27 VERSION.PDF](#)

- D. Petition #31-21: Special Permit (Sec 6.2.5) To Allow A Free Standing 300 Sq Ft Sign At The Southwest Corner Of 16 Fenn Road, Applicant: Vincent Porzio & Dominic D'Agostino, Owner: Fenn Road Associates, LLC, Contact: Mark S. Shipman.

Documents:

[31-21 STAFF REPORT.PDF](#)  
[31-21 APPLICATION SCAN.PDF](#)  
[31-21 APPLICANT NARRATIVE.PDF](#)  
[31-21 PLANS.PDF](#)

VIII. APPROVAL OF MINUTES

Documents:

[5-26-21 MINUTES.PDF](#)

IX. NEW BUSINESS

**The documents for New Business Items A and B, Petitions #25-21 and #27-21 are located below New Business Agenda Item B.**

- A. Petition #25-21, For A Subdivision At 285 Connecticut Ave, Applicant And Contact: Larry Webster.  
**The Documents for Petition #25-21 are Linked below at New Business Agenda Item B.**
- B. Petition #27-21, For A Subdivision At 293 Connecticut Ave, Applicant And Contact: Larry Webster.

Documents:

[STAFF REPORT 25-21 - 285 CONNECTICUT.PDF](#)  
[25-21 APPLICATION SCAN.PDF](#)  
[27-21 APPLICATION SCAN.PDF](#)  
[MEMO TO TPZ - WETLAND APP 2021-14.PDF](#)  
[SUBDIVISION PLAN CT AVE.PDF](#)

X. OLD BUSINESS

- A. Petition #15-21: Special Permit (Sec 5.2 & 6.11) To Allow A New Carwash Facility At 16 Fenn Road, Applicant: Vincent Porzio & Dominick D'Agostino, Owner: Fenn Road Associates, LLC, Contact: Mark S. Shipman.
- B. Petition #16-21, Site Plan Approval At 16 Fenn Road, Applicant: Vincent Porzio & Dominick D'Agostino, Owner: Fenn Road Associates, Contact: Mark S. Shipman.
- C. Petition #26-21, Special Permit (Sec. 3.4.9) And Associate Site Plan To Allow Interior Lots, At 285 Connecticut Ave, Applicant And Contact: Larry Webster, Owner: JCB Management, LLC.
- D. Petition #28-21, Special Permit (Sec. 3.4.9) And Associated Site Plan To Allow Interior Lots, At 293 Connecticut Ave, Applicant And Contact: Larry Webster, Owner: JCB

Management II, LLC.

- E. Petition #29-21: Zoning Text Amendment (Sec. 3.19.1) To Allow A Drive Through Restaurant In The PD Zone Without Drive Through Requirements Of Section 3.15.4, Applicant: Gibbs Oil Company, Contact: Kenneth R. Slater, Jr., Esq.
- F. Petition #31-21: Special Permit (Sec 6.2.5) To Allow A Free Standing 300 Sq Ft Sign At The Southwest Corner Of 16 Fenn Road, Applicant: Vincent Porzio & Dominic D'Agostino, Owner: Fenn Road Associates, LLC, Contact: Mark S. Shipman.
- G. B Zone Discussion

Documents:

[B ZONE PROPOSED AMENDMENT.PDF](#)  
[BUSINESS ZONE USES-REVISED CLEAN.PDF](#)  
[DEFINITIONS B ZONE.PDF](#)

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

XII. TOWN PLANNER REPORT

A. FUTURE AGENDA FORM 6-3-21

Documents:

[FUTURE AGENDA FORM 6-3-21.PDF](#)

B. House Bill 6107

Documents:

[HOUSE BILL 6107.PDF](#)

XIII. COMMUNICATIONS

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