

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

June 22, 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 #24-22 Special Permit (Sec 5.2.7) To Modify An Existing Freestanding Sign To Allow For LED Prices At 295 No Main St, Applicant Kara Kennedy, Owner: 295 Main St Newington LLC, Contact: Kara Kennedy (Continued From June 08, 2022)
  - 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 (Continued From June 8, 2022)
    - Documents:
    - [28-22 REVISED MAP 6-10-2022.PDF](#)
  - 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 (Continued From June 8, 2022)
    - Documents:
    - [29-22 REVISED MAP 6-10-2022.PDF](#)
- VII. NEW BUSINESS
  - A. Petition #27-22 Site Plan Modification Of The Existing Parking Lot, Loading Docks And Lighting At 65 Holmes Rd. Applicant: BL Companies Inc., Owner 65 Holmes Investment Partners, LLC, Contact: Kevin Hixson
    - Documents:
    - [27-22 TP STAFF MEMO\\_65 HOLMES RD\\_052722.PDF](#)

- B. Petition #30-22: Site Plan Modification To Modify The Access From Hartford Ave At 4 Hartford Avenue. Applicant: DYJ LLC, Owner: DYJ LLC, Contact: Jawa Shalo

Documents:

[30-22 STAFF REPORT.PDF](#)  
[30-22 NARRATIVE.PDF](#)  
[30-22 SITE PLAN SET.PDF](#)

- C. Petition #33-22: Special Permit (Sec 5.3.9) Site Plan Modifications To Replace The Excess Parking Areas With Landscaping, To Relocate Dumpster Locations And Other Appurtenances, And To Modify The Site Circulation At 96-100 Pane Rd (Previously Approved As The Residential Portion Of 3333 Berlin Turnpike). Applicant: HJG-PC Newington Investor, LLC., Owner: The Rocky River Realty Company, Contact: Jamie Anderson.

Documents:

[33-22 STAFF REPORT.PDF](#)  
[33-22 SITE PLANS.PDF](#)  
[33-22 SITE COMPARISON PLAN.PDF](#)

#### VIII. OLD BUSINESS

- 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
- D. Petition #27-22: Site Plan Modification Of The Existing Parking Lot, Loading Docks, And Lighting At 65 Holmes Rd. Applicant: BL Companies Inc., Owner: 65 Holmes Investment Partners LLC, Contact: Kevin Hixson
- E. Petition #30-22: Site Plan Modification To Modify The Access From Hartford Ave At 4 Hartford Avenue. Applicant: DYJ, LLC, Owner: DYJ LLC, Contact: Jawa Shalo
- F. Petition #33-22: Special Permit (Sec 5.3.9) Site Plan Modifications To Replace The Excess Parking Areas With Landscaping, To Relocate Dumpster Locations And Other Appurtenances, And To Modify The Site Circulation At 96 - 100 Pane Rd (Previously Approved As The Residential Portion Of 3333 Berlin Turnpike). Applicant: HJG-PC Newington Investor, LLC., Owner: The Rocky River Realty Company, Contact: Jamie Anderson.

#### IX. PETITIONS FOR PUBLIC HEARING SCHEDULING

#### X. TOWN PLANNER REPORT

- A. Future Agenda Form

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

XI. COMMUNICATIONS

A. West Hartford TOD Update

Documents:

[HARTFORD BUSINESS JOURNAL\\_WEST HARTFORD POISED TO ADOPT  
TRANSIT-ORIENTED ZONING NEAR BUSWAY STOPS.PDF](#)

XII. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURN