

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

July 26, 2023 - 7:00 P.M.

Town Council Chamber, Room 103 - Town Hall, 200 Garfield St.  
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. June Zoning Officer Report
    - Documents:
      - [JUNE 2023.PDF](#)
- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING - NONE
- VIII. APPROVAL OF MINUTES
  - A. Approval Of Minutes Of June 28, 2023 Meeting
    - Documents:
      - [TPZ REGULAR MEETING MINUTES 6.28.23.PDF](#)
- IX. NEW BUSINESS
  - A. 8-24 Referral For An Easement Over A Portion Of The Municipal Parking Lot In The Rear Of 1042 Main Street
    - 1. 8-24 Referral 1042 Main St Items
      - Documents:
        - [8-24 STAFF REPORT MAIN\\_1042 -.PDF](#)
        - [8-24 TPZ REFERRAL - EASEMENT REQUEST 1042 MAIN ST.PDF](#)
        - [8-24 REFERRAL CLERK MAP 3151.PDF](#)
  - B. Petition 12-23: Site Plan Modification To Improve Building Access At 1042 Main Street,

Applicant/Owner/Contact: Peter Vournazos.

1. Petition 12-23 Items

Documents:

[12-23 STAFF REPORT MAIN\\_1042.PDF](#)  
[12-23 SITE PLANS.PDF](#)  
[12-23 ARCHITECTURAL DRAWINGS.PDF](#)

C. 8-24 Referral For The Installation Of A Digital Monument Sign At 1485 Main Street (Firehouse No.1)

1. 8-24 Referral 1485 Main St Items

Documents:

[8-24 STAFF REPORT MAIN\\_1485.DOCX](#)  
[8-24 TPZ REFERRAL SAFER GRANT DIGITAL SIGN MAIN\\_1485.PDF](#)  
[8-24 REFERRAL 1485 MAIN ST. SITE PLAN.PDF](#)  
[8-24 GRANT AWARD REVIEW MAIN\\_1485.PDF](#)

X. OLD BUSINESS

- A. 8-24 Referral For An Easement Over A Portion Of The Municipal Parking Lot In The Rear Of 1042 Main Street
- B. Petition 12-23: Site Plan Modification To Improve Building Access At 1042 Main Street, Applicant/Owner/Contact: Peter Vournazos
- C. 8-24 Referral For The Installation Of A Digital Monument Sign At 1485 Main Street (Firehouse No.1)

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition 11-23: Zoning Regulation Text Amendment Pertaining To (Sec. 3.15) Special Permits Allowed In B-BT Zone To Add Section 3.15.17 Banquet Hall, And (Section 9.2) To Add Definition For Banquet Hall, Applicant: Newington TPZ, Contact: Paul Dickson
- B. Petition 13-23: Special Permit (Sec. 3.2.8) For A Child Care Facility At The Temple Sinai At 41 West Hartford Road, Applicant: Tiffany West/Around The Clock 4 Tots, LLC, Owner/Contact: Tiffany West.

XII. TOWN PLANNER REPORT

- A. Current Land Use Applications

These may be viewed on the [CURRENT LAND USE APPLICATIONS](#) website.

XIII. COMMUNICATIONS

- A. CRCOG Letters 7-6-23

Documents:

[7-6-23 TOWN LETTERS.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