

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

August 9, 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. Zoning Officer July Report

Documents:
[JULY 2023.PDF](#)
- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING - NONE
- VIII. APPROVAL OF MINUTES
 - A. Approval Of Minutes From Meeting July 26, 2023

Documents:
[TPZ REGULAR MEETING MINUTES 7.26.23.PDF](#)
- IX. NEW BUSINESS - NONE
- X. OLD BUSINESS
 - A. 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 UPDATED 8-3.PDF](#)
- 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.
- C. Petition 14-23: Special Permit (Sec 6.13) For An Accessory Apartment At 83 Summit St., Applicant, Owner & Contact: Jerry Choinski.

XII. TOWN PLANNER REPORT

A. Current Land Use Applications

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

B. Current Projects

C. Staff Reporting - Drive Throughs

- 1. Making Drive-Thrus A Boon, Not A Bane – APA Zoning Practice December 2022 Vol.39, No.12 Included As Part Of Compiled Packet TPZ 8-9-23 Packet.

Documents:

[TPZ PACKET 8-9-23.PDF](#)

- 2. Drive Through Staff Report

Documents:

[DRIVE THROUGH STAFF REPORT.PDF](#)

XIII. COMMUNICATIONS

A. CRCOG Letters 7.21.23

Documents:

[07-21-23 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