

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

August 23, 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. REMARKS BY COMMISSIONERS
- VI. PUBLIC HEARING
 - 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
 1. Petition 11-23 Items
Documents:
[PETITION 11-23 STAFF MEMO.PDF](#)
 - 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.
 1. Petition 13-23 Items
Documents:
[PETITION 13-23 STAFF MEMO.PDF](#)
[PETITION 13-23 NARRATIVE.PDF](#)
[PETITION 13-23 FLOOR PLAN.PDF](#)
 - C. Petition 14-23: Special Permit (Sec 6.13) For An Accessory Apartment At 83 Summit St., Applicant, Owner & Contact: Jerry Choinski.
 1. Petition 14-23 Items
Documents:
[PETITION 14-23 STAFF MEMO.PDF](#)

PETITION 14-23 NARRATIVE.PDF
PETITION 14-23 FLOOR PLANS.PDF
PETITION 14-23 EXTERIOR ACCESS PHOTO.PDF

VII. APPROVAL OF MINUTES

A. Minutes From Regular Meeting August 09, 2023

Documents:

[TPZ REGULAR MEETING MINUTES 8.9.23.PDF](#)

VIII. NEW BUSINESS

IX. OLD BUSINESS

- 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, (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.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition 15-23: Special Permit (Sec.6.2.5) For Free-Standing Sign At 300 Hartford Avenue, Applicant/Contact: Shaddy Kessing, Owner: 300 Hartford Avenue LLC.

XI. TOWN PLANNER REPORT

A. Current Land Use Applications

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

B. Staff Reporting - B-TC Drive Through Regulation Draft

1. B-TC Drive Through Regulation Draft

Documents:

[DRAFT B-TC DRIVE THROUGH REGULATION.PDF](#)

XII. COMMUNICATIONS

A. CRCOG Letters

Documents:

[08-03-23 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