

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

September 13, 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>

AMENDED 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 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.
 - 1. Petition 15-23 Items
 - Documents:
 - [PETITION 15-23 STAFF REPORT.PDF](#)
 - [PETITION 15-23 SIGN DESIGN.PDF](#)
 - [RELOCATED SIGN 9-6-2023.PDF](#)
- VII. APPROVAL OF MINUTES
 - A. Approval Of Minutes From Meeting August 23, 2023
 - Documents:
 - [TPZ REGULAR MEETING MINUTES 8.23.23.PDF](#)
- VIII. NEW BUSINESS
 - A. Petition 21-23: Renewal Of Special Permit 34-17 For A Home Occupation Business Under Section 3.4.4 Of The Regulations, Applicant/Contact: Amy Berube, Owner: Amy And Jaime Berube.
 - 1. Petition 21-23 Items
 - Documents:
 - [PETITION 21-23 STAFF REPORT.PDF](#)

IX. OLD BUSINESS

- 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.
- B. Petition 21-23: Renewal Of Special Permit 34-17 For A Home Occupation Business Under Section 3.4.4 Of The Regulations, Applicant/Contact: Amy Berube, Owner: Amy And Jaime Berube.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition 16-23: Special Permit (Sec 3.15.3) A Restaurant (Table Or Counter Service) At 26 Fenn Rd (A.k.a. 36 Fenn Rd), Applicant: Arif Pal & Basit Ali, Owner: Hayes-Kaufman Newington Associates, LLC, Contact: Arif Pal.
- B. Petition 17-23: Special Permit (Sec. 6.2.5) For A Free-Standing Sign At 550 Cedar St., Applicant And Owner: DPI LLC, Contact: Dan Montanaro
- C. Petition 20-23: Zoning Regulation Text Amendment Pertaining To (Sec. 3.13) Special Permits Allowed In (B-TC) Business Town Center Zone, Add Section 3.13.7 Accessory Drive Throughs (Accessory Use To A Restaurant, Bank, Pharmacy, And Laundromat), Applicant: Newington TPZ, Contact: Paul Dickson.

XI. TOWN PLANNER REPORT

- A. Current Land Use Applications
These may be viewed on the [CURRENT LAND USE APPLICATIONS](#) website.

XII. COMMUNICATIONS

- A. CRCOG Letters 8.28.23

Documents:

[8-28-23 TOWN LETTERS.PDF](#)

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

- 1. B-TC Drive Through Regulation Update

Documents:

[B-TC DRIVE THROUGH REGULATION UPDATE.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