

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

September 27, 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 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](#)
 - B. 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.
 1. Petition 16-23 Items
 - Documents:
 - [PETITION 16-23 STAFF REPORT.PDF](#)
 - [PETITION 16-23 NARRATIVE.PDF](#)
 - [PETITION 16-23 SITE PLAN.PDF](#)
 - [PETITION 16-23 MENU.PDF](#)
 - [PETITION 16-23 SHAHS DESIGN 2022-1.PDF](#)
 - C. 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
 1. Petition 17-23 Items

Documents:

[PETITION 17-23 STAFF REPORT.PDF](#)
[PETITION 17-23 DRAFT PROOF.PDF](#)
[PETITION 17-23 SITE PLAN.PDF](#)

- D. 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.

1. Petition 20-23 Items

Documents:

[PETITION 20-23 STAFF REPORT.PDF](#)
[PETITION 20-23 MEMO TO TOWN CLERK AND REGULATION 9.7.23.PDF](#)

VII. APPROVAL OF MINUTES

- A. Approval Of Minutes From Meeting September 13, 2023

Documents:

[TPZ REGULAR MEETING MINUTES 9.13.23.PDF](#)

VIII. NEW BUSINESS

- A. Petition 18-23: Site Plan Modification For A Parking Lot Expansion At 65 Holmes Road, Applicant: BGI, Owner: HMC Real Estate Partners, LLC, Contact: Alan Bongiovanni.

1. Petition 18-23 Items

Documents:

[PETITION 18-23 STAFF REPORT.PDF](#)
[PETITION 18-23 SITE PLAN.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 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.
- C. 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
- D. 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.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

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 9.15.23

Documents:

[9-15-23 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