

TOWN OF NEWINGTON

NEWINGTON ECONOMIC DEVELOPMENT COMMISSION

Special Meeting

October 19, 2022 - 7:00 P.M.

This meeting will be presented as a Zoom Webinar/Meeting. Information on how to attend will be posted on the Town website at:

<https://www.newingtonct.gov/virtualmeetingschedule>

AGENDA

- I. Call To Order
- II. Pledge Of Allegiance
- III. Roll Call
- IV. Election Of Officers
 - A. Vice President
- V. Approval Of Minutes
 - A. Approval Of Minutes
 - Documents:
[6-1-22 EDC MINUTES.PDF](#)
- VI. Public Participation (Speakers Limited To 2 Minutes)
- VII. Chamber Of Commerce Report
- VIII. Old Business
 - A. Beautification Committee
- IX. New Business
- X. Public Participation (Speakers Limited To 2 Minutes)
- XI. Commissioner Comments
- XII. Adjournment

NEWINGTON ECONOMIC DEVELOPMENT COMMISSION

Regular Meeting

June 1, 2022

- I. Chairman Theresa Avey called the regular meeting of the Newington Economic Development Commission to order at 7:00 p.m.

II. **PLEDGE OF ALLEGIANCE**

III. **ROLL CALL**

Commissioners Present

Chairman Theresa Avey
Commissioner Dana Havens
Commissioner David Marsden
Commissioner Jerilyn Nagel
Commissioner Mary Beatrice

Commissioners Absent

Commissioner Skip Stamm

IV. **ELECTION OF OFFICERS**

Vice President

Commissioner Havens nominated Dave Marsden for Vice President. The motion was seconded by Commissioner Nagel. The vote was unanimously in favor of the motion with four voting YEA. Commissioner Nagel declined the nomination due to more traveling during the upcoming year and would not be available to get involved in anything extra.

Commissioner Havens moved to table the election of the vice-president, seconded by Commissioner Marsden. The vote was unanimously in favor of the motion, with five voting YEA.

V. **APPROVAL OF MINUTES**

The minutes of the March 2, 2022 meeting were approved by an unanimous vote with five voting YEA.

VI. **PUBLIC PARTICIPATION** (Speakers limited to two minutes.)

None

VII. **CHAMBER OF COMMERCE REPORT**

Leslie Civitello, Director of the Chamber was unable to attend this meeting but did not give any information to the Commission.

John O. Nagel
Town Clerk

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VIII. OLD BUSINESS

A. Beautification Committee

Commissioner Havens noted that the people who were doing the work on that were not present, and questioned if a report had been given on the status before the members left. Commissioner Avey had not received any report but would try to contact the former members and try to get any available information.

Commissioner Nagel noted that by the Police Department there were three flower pots that were nicely arranged with pansies. Chairman Avey indicated that those were the larger pots, and not done by the beautification committee but by the Police Department.

IX. NEW BUSINESS

Chairman Avey mentioned that there are a couple of business that plan, that will be moving into town and taking out the necessary permits, and once that happens there will be announcements of what the businesses are and where they will be locating, some on the Berlin Turnpike and also in the center of town.

Commissioner Beatrice questioned if there was any information on businesses looking to make a change, or that might be leaving the town, similar to the adult day care center on Willard Avenue that recently closed and some other businesses in that same complex that might be leaving. Chairman Avey indicated that there was no information on that, and that she had checked with the assessor's office. Commissioner Havens noted that the day care is moving over to near Stop and Shop on Kitts Lane, just moving, not closing and might be opening a restaurant type establishment and have the residents working there. She indicated that there was such a facility in Bristol that was very popular with the people in the area.

Commissioner Beatrice questioned the status of the new gas station being built on the corner of Hartford Avenue and if this Commission would be doing anything with the owners once the grand opening comes, or is there any involvement from the Commission?

Chairman Avey reported that the Chamber of Commerce has reached out to them.

Commissioner Beatrice questioned the status of the Newington Pediatrics, has there been any information about the plans for that, as well as the results of the walk about by the De-segregate Connecticut and if that is an area for housing development? There was talk about that plaza, and expanding housing through De-Segregate Connecticut since it is close to the busway at Newington Junction. The audit was done a couple of months ago, research had been done on that area and how to develop it, not only for businesses but housing as well.

Renata Berotti commended and indicated that the Dunkin Donuts would move across to where the gas station is, and the gas station will be changed into a gas station with a drive through Dunkin Donuts. That has been approved. The car wash will no longer be in that location. The pediatrics will expand in floor area and there will be a more up to date gas station. The audit that was done in two areas in Connecticut and was done with the purpose to propose legislative changes at the state level and those changes were proposed but did not pass. That was not anything that was specifically meant for the Town of Newington. The town independently is conducting their own process and will at some point come to the Town and the residents to see what would be done about the area.

X. PUBLIC PARTICIPATION (For items not listed on the agenda)

None

XI. COMMISSIONERS COMMENTS

Gail Budrejko commented that the car wash is actually closed and their new location is on Pane Road. TPZ allowed an application for an adult cannabis facility but the licenses still has to be approved by the State of Connecticut. There was a discussion during the approval whether the town really needed to location for the sale of cannabis, since a location had been approved prior to this only a half mile away on the Berlin Turnpike.

Renata Bertotti stated that both location would be hybrid so the present facility which was medical has received a permit to be converted to a hybrid so they will have a component that is medical and one that is recreational. That is the same as the new location, the previous Bonefish Grill, recently approved by TPZ for medical and recreational.

Gail Budrejko reported that at the Town Council meeting Keith Chapman did a very good presentation about the development in town overall, including retail as well as residential. He presented a comprehensive picture of how Newington is changing and if all the approvals come to fruition, most of them are apartments, multi-family housing. He presented the projected school enrollment, the projected school district to be impacted, the number of anticipated police calls, fire call per year. Adding additional capacity will impact the roads, the schools, the infrastructure and then town has to be ready to support the additional increase in residents.

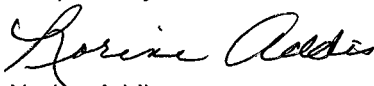
There is also a regulation put forth by the State regarding accessory dwelling units and Newington already has such regulations however some of the regulations that we have are not in compliance with the new regulations. The town has an opportunity to opt out of the new state regulations and if they don't opt out, they have to comply with the state. Many of the lot sizes in Newington do not lend themselves to accessory dwelling units and a one size fits all does not necessarily apply to all locations. Newington will work to make our existing regulations more compliant with the state regulations but more realistic with the areas in Newington.

Chairman Avey reminded the Commission that there was no July meeting scheduled, so the next meeting would be August 3, 2022.

XII. ADJOURN

Commissioner Nagel moved to adjourn the meeting, seconded by Commissioner Havens. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,



Norine Addis,
Recording Secretary