

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Regular Meeting

September 27, 2023

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND SEATING OF ALTERNATES

Commissioners Present

Chairman Domenic Pane  
Commissioner Anthony Claffey  
Commissioner Bryan Haggarty  
Commissioner Garret Havens  
Commissioner David Lenares  
Commissioner Jonathon Trister  
Commissioner Stephen Woods  
Commissioner Stuart Drozd-A  
Commissioner Michael Fox-A

Commissioners Absent

Commissioner Gia Pascarelli-A excused

Staff Present

Paul Dickson, Town Planner  
Erik Hinckley, Asst. Town Planner/ZEO

III. APPROVAL OF AGENDA

Paul Dickson: This is just a procedural item, we have an item under New Business, Petition 18-23. It is normally processed by the TPZ and then moved from New Business to Old Business, and that is pretty populated and staff recommends the addition of item E, a modification for a parking lot at 55 Holmes Road.

Chairman Pane: We will add that then if there is no objection

IV. PUBLIC PARTICIPATION (For items not listed on the agenda; speakers limited to two minutes.

None

V. REMARKS BY COMMISSIONERS

None

*Thomas O. Haggarty*  
Town Clerk

2023 OCT -2 AM 10:55

RECEIVED FOR RECORD  
NEWINGTON, CT

(Applicant's microphone not turned on during presentations, some information not understandable on tape or on Zoom.)

VI. **PUBLIC HEARING**

A. Petition 15-23: Special Permit (Sec. 6.2.5) for a free standing sign at 300 Hartford Avenue Applicant/Contact: Shady Kessings, Owner: 300 Hartford Avenue LLC.

Shady Kessings: Looking to erect a free standing sign behind the setbacks on Hartford Avenue...

Paul Dickson: We do not have a current survey of the property and the owner is completely aware that the sign has to be on private property and not in the right of way, and he pushed it back five feet to avoid the right of way. That is why it was continued from the previous meeting.

Chairman Pane: You are recommending to have a survey done before installation, is that correct?

Paul Dickson: That is correct.

Chairman Pane: Are there any questions for the applicant or for the town staff? Is there anyone here that would like to speak in favor of the application? Anyone on line wishing to speak in favor? Anyone wishing to speak in opposition? Anyone wishing to speak just in general, not in favor or against?

I recommend the closing of Petition 15-23, and moving it to Old Business.

Commissioner Havens moved to close Petition 15-23 and move it to Old Business. The motion was seconded by Commissioner Woods. The vote was unanimously in favor of the motion, with seven voting YEA.

B. Petition 16-23: Special Permit (Sec. 3.15.3) a restaurant (table or counter service) at 26 Fenn Road (AKA 36 Fenn Road) Applicant: Arif Pai & Basit Ali, Owner: Hayes-Kaufman Newington Associates LLC, Contact: Arif Pai

Arif Pai: We have an application to open a restaurant at 26 Fenn Road. In my narrative we are applying for a permit to open in town. We would open for seating in the 25 to 35 seat range.

Chairman Pane: Thank you, we will go to a staff report.

Paul Dickson: Staff finds this in general compliance with the shopping center. Because it is a shopping center all parking is considered holistically for the uses there, and again, the shopping center has the capacity within it, and staff finds the restaurant is compatible with the restaurants that are there, and especially with the proximity to CCSU. Staff recommends that the special permit be approved.

Chairman Pane: Are there any questions for the staff or the applicant? Was there a restaurant in this spot previously?

Paul Dickson: This was the site of Weight Watchers, and in doing the research I didn't find that there was a restaurant there in the past.

Chairman Pane: There is ample parking there, so I don't see any problem with this. We'll go to the public now to see if there is anyone on line or in the room that would like to speak in favor of this application? Anyone wishing to speak against the application, either on line or here? I would recommend that we close Petition 16-23 and move it to Old Business for action.

Commissioner Claffey moved to close Petition 16-23 and move it to Old Business. The motion was seconded by Commissioner Havens. The motion passed unanimously with seven voting YEA.

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

Dan Montanaro: Representing DPI and as stated we are applying for a free standing sign, replacing the sign on the site presently.

Chairman Pane: How high does it stand up? Three feet? Three feet off the ground?  
Staff?

Paul Dickson: Staff finds that this complies with the zoning regulations and I have also consulted with the Town Engineer and the applicant did provide sight lines on the plan and the Town Engineer has reviewed that and does not see any sight line issues.

Commissioner Woods: Was there a sign here previous to this? I don't remember approving that, but we must have.

Paul Dickson: I believe it was part of the site plan application, when looking for the specific approval I did see that it was specifically noted that it was part of the site plan application. They just showed it and then when the time came would have to apply for a separate permit.

Chairman Pane: Any questions, thank you very much. We'll go to the public. Anyone either on line or in the room that would like to speak in favor of this application? Anyone wishing to speak in opposition? If there is no objection, I would propose that we close Petition 17-23 and move it to Old Business for action.

Commissioner Woods moved to close Petition 17-23 and move it to Old Business for action. The motion was seconded by Commissioner Havens. The vote was unanimously in favor of the motion with seven voting YEA.

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

(Microphone problem corrected from this point on.)

Paul Dickson: Before we get into it, I would just like to highlight what you see on the screen there. Again, this is our zoning map and you can see the medium purple, that is the business town center zone that is subject to this text regulation. So the subject regulation again pertains to the business town center zone. The proposed regulation was created through a process with the town plan and zoning commission at multiple meetings through August and September. Site development applications within the zone are covered by the zoning regulations which is the B-TC Zone which includes site plans, special exceptions and specific architectural requirements as part of Section 3.12 A, the town center village overlay district. So the business town center currently has nine drive throughs that have been approved to accessory bank, pharmacy, and laundromat uses. The proposed regulation by special permit would codify specific requirements for any proposed drive through while allowing existing drive throughs to be used in their current configuration in the event of a change of use provided that they adhere to the regulations regarding vehicular, and pedestrian safety, site compatibility, and impact on adjacent or residential uses.

What I would like to do is to move into the regulation itself to kind of show those who are watching along, again the is the business town center zone, this is a copy of the regulation that was submitted to the clerk's office and again, this is the business town center zone, again the overall start, talking about the zone, the special permit uses in that zone and then we move to 3.13.7 which is the subject new regulation.

Purpose: The regulations of the section are intended to allow for drive though facilities as an accessory use by special permit while reducing the negative impacts they may create. The specific purposes of the section are to reduce noise and visual impacts on abutting uses, particularly residential uses; promote safer and more efficient on-site vehicular and pedestrian circulation (and) reduce conflicts between queued vehicles and traffic on adjacent streets.

Drive throughs are permitted by special permit as an accessory use to a restaurant, bank, pharmacy, and laundromat provided the following criteria are complied with:

- A. Restaurants with an accessory drive through must include indoor service. Restaurants are encouraged to add outdoor seating and walk-up windows where feasible.
- B. The applicant shall submit a traffic impact analysis report describing existing and projected traffic volumes (ADT, A.M and P.M. peaks) volume of customers per hour, stacking lane length needed for the anticipated volume of drive through vehicles, turning movements, roadway capacity and level of service of nearby streets, and other information deemed necessary by the Commission.

C. Drive throughs shall be located behind and screened by the principal building and must be positioned to minimize conflicts with doorways and pedestrians. In the event of a change of use, the Commission may allow an existing drive through, approved prior to the adoption of this regulation, to be utilized in its current configuration provided that the drive through meets the requirements of Section 3.13 and provides adequate landscape screening with a minimum height of 3'.

D. Driveway entrance and egress locations shall be located to prevent conflicts with intersections and vehicular and pedestrian circulation. The Commission may limit the number of driveways with adjacent properties and/or inter property driveway connections when the reduction of curb cuts is deemed to improve safety.

E. Drive through service order intercoms must be located to minimize impact on adjacent uses. If the intercom is located within 100 feet of any adjacent residential structure, the applicant shall submit a sound study that identifies sound levels and adverse impacts.

F. The applicant shall submit an application for a special permit modification for a site with an accessory drive through approved pursuant to section 3.13 which shall include a traffic impact analysis report per criteria B if any one of the following occur:

- a. expansion of 20 percent or more of the gross floor area
- b. change of use of the primary building

So that is the regulation Mr. Chairman.

Chairman Pane: Questions for staff? Anybody have any questions?

Commissioner Drozd: I have a question. I thought I had seen some language in previous drafts about having access to Cedar Street?

Paul Dickson: At the last meeting, or the one prior to that, the Commission went through the regulations and that one was removed.

Commissioner Drozd: Fair enough. The second one, I don't remember hearing about laundromats, was that also at the last meeting?

Paul Dickson: I believe that has been carried through. Again, that was looking at historic uses that have been approved within that zone.

Erik Hinckley: The Santander bank site was originally approved as a drive through dry cleaner, drop off, pick up service.

Chairman Pane: Any other questions? If there are no questions, we will go to the public, is there anyone in the public or on line wishing to speak in favor of this application? Anybody

wishing to speak in opposition to this application, either on line or here? Anyone having a comment on it at all? I would recommend that we have a motion to close Petition 20-23 and move it to Old Business for action.

Commissioner Havens moved to close Petition 20-23 and move it to Old Business. The motion was seconded by Commissioner Woods. The vote was unanimously in favor of the motion, with seven voting YEA.

## **VII. APPROVAL OF MINUTES**

Commissioner Trister moved to approve the minutes of the September 13, 2023 regular meeting. The motion was seconded by Commissioner Havens. The vote was unanimously in favor of the motion, with seven voting YEA.

## **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.

Paul Dickson: I know this is kind of out of order but I just wanted to display some photos so I can orient the Commission to the site that many people may know. A very zoomed out aerial but you can see kind of the red pen in the middle of 65 Holmes Road, Cedar Street at the bottom, Fenn Road and Route 9 just to give you a local view of what we are looking at, it's off of Fenn Road. This gives you a birds eye view of this property. That is 65 Holmes Road and the subject area is highlighted in red, and I have just a couple of site photos to orient the Commission. This was taken on a wet day, of course we have had a lot of those lately, again, the is the grass area that is the subject of the application for the 45 space parking lot and you can see the sycamores in front, again, this is from behind the area, you can see the very level area of the site, the flagpole pretty much in the middle of it, and the photos just to give you an idea of what it looked like on the ground on this site prior to the presentation. Again, those are the sycamore trees that are in the front and again, it's just a larger grass area, very level.

Chairman Pane: Are those trees proposed to be removed?

Paul Dickson: They are proposed to be preserved, and staff definitely recommends that, they are beautiful trees.

Chairman Pane: Didn't we just, not just but over the last year approve a modification to the eastern side?

Paul Dickson: Correct. The site plan was reviewed for that, and what I will add for the Commission's information is that yes, this is an industrial zone and all adjacent parcels are also zoned industrial.

Chairman Pane: Any questions for staff?

Paul Dickson: The applicant is on line as well to make a presentation.

Alan Bongiovanni: I'll be brief for the record. My name is Alan Bongiovanni, 170 Pane Road here in Newington, I'm a licensed land surveyor here in the State of Connecticut, representing 65 Holmes Investment Partners LLC in the application before you.

As the Town Planner correctly pointed out, about ninety percent of this site was approved for a reconfiguration of the parking area in June of 2022. The northwest corner, the area that is the subject of this application is a grassed area. The parking of the building for the reconfiguration of the parking lot last year, in consultation with the owner, they requested if they can expand the parking lot in this area which is 45 spaces which will allow them flexibility in seasonal hiring, things like that. This is car parking, not truck parking out front, but it is for regular automobiles. It will provide them flexibility throughout the year when their shifts change, maybe they have around the holidays, the second shift for the deliveries, things like that, so this will provide them the added flexibility. We designed the site so it has a storm drainage system, harking back to the LID days, and it is a drainage system that will encourage infiltration of any storm water, into the ground, during periods of the year when we don't have high water table. There is a very high water table in this area, and then it will go out the storm system, retreat and exit out of the storm system in Holmes Road.

This is the former Sears Warehouse site, we did receive staff comments, we do not object to any of those comments and since we received those comments we actually responded, provided the town with revised drawings, to reflect the suggestions that were made in those comments. We designed the drainage system, we are maintaining the trees in front, on the site itself we've got the required landscaping within the island, there will be one small change to our trees, currently along the driveway, the existing driveway, they have to be within an MDC easement and as part of this they will be removed because they shouldn't have been there in the first place, but we intend to protect the sycamores in front and I think this is a nice addition to allow the highest and best use of the property. So if you have any questions I'd be happy to answer them.

Chairman Pane: Any questions for the applicant? Very good, thank you very much Alan.

Paul Dickson: Again, there are the three sycamores that are existing, and staff also reviewed on the side of the property that abuts, I believe Hollow Tree, there is currently a vegetated buffer that has kind of a shrub buffer, with dogwood, golden rods, with a little bit of meadow and brush so that already exists on that side. It may benefit from a little bit of cleaning up, but that is normal maintenance and not necessarily part of the application. Due to the proposed rating, and the requirement for underground storm water system, the proposed parking entries, as proposed to the south actually provide that larger area over the MDC easement which actually provide the larger amount of green space, so staff does approve and appreciate that design and the only items that are kind of remaining and unfortunately I didn't get a chance to talk to Mr. Bongiovanni before hand, pretty much all of the staff items were addressed except that staff would just recommend, there are two southern islands that have room potentially for additional

trees either a sycamore to kind of work with that in the larger area, that is how the design is for the whole site, so actually again, either in that island right there or in the other island across there are other opportunities, the zoning regulation does say that these islands should be treed as part of the island, as part of beautification so that is something that staff would ask the Commission to consider.

The other item, the electrical was shown as far as connecting to existing light posts but in speaking with the Town Engineer who had a question as to where the electrical connection was, those would be the only remaining staff comments again, the additional planting of trees and the clarification of the location of the electrical service to the underground lighting.

Other than that, staff finds the proposal compliant with the regulations.

Chairman Pane: Very good. Mr. Bongiovanni, would you like to.....

Alan Bongiovanni: The applicant has no issue with adding some additional trees as the Planner suggested. With regards to the electrical and the routing of the site lighting, that is actually a piggyback onto the site plan that was approved last year, all of that work has not been done, and installed but we are going to actually come from the existing, this is a new light pole in this area, just south of the parking area, and that circuitry will be designed as part of the installation for the rest of the site.

Chairman Pane: Okay, very good. As far as the tree, the two islands that you suggested there, next to the entrance to go into the parking lot seem like they are kind of small for trees.

Whether or not they should be next to the property line or the space closest to the building looks like a larger space there. I'll defer to my expert, Commissioner Woods, what would be the best location for those sycamore trees. Would you be, are you taking the existing trees out?

Alan Bongiovanni: Our intention is to leave the three sycamore trees where they are, because we are actually raising the grade about a foot and a half, at the center one we are proposing a foot and a half, two foot, little block tree well to protect that so that we don't suffocate the base of the tree. Those are going to remain, we feel very comfortable that they are going to survive and.....

Chairman Pane: I was referring to the two that are in the MDC right of way that you have to remove. They are too big to more, is that correct?

Alan Bongiovanni: They are an ornamental tree, they are either an apple or a cherry, they haven't been pruned well, probably better off just replacing them. We can take those trees, what we have there, and put them in some of the other islands. We'll be happy to work with the Planner.

Commissioner Woods: The only suggestion I would make is the choice of trees is not good, a flowering plum is not a great tree for that particular spot. Change it out, if you want to use an ornamental, some of the ornamental cherry, it will do much better and last much longer. A plum is going to last five to seven maybe ten years tops.



Alan Bongiovanni: Thank you for your expertise. We will definitely make that change.

Chairman Pane: Are there any other questions from the Commissioners?

Commissioner Woods: How are we leaving this with the two islands, are we going to ask the applicant to put them in those two islands, and again, if you do that I would suggest a dogwood or something like that, go with an ornamental tree, something that is not going to get really big.

Chairman Pane: That is why I was concerned, they are not very big islands.

Alan Bongiovanni: The applicant would be fine with that.

Chairman Pane: Okay, thank you very much. Any other questions from the Commissioners?

#### **IX. OLD BUSINESS**

A. Petition 15-23: Special Permit (Sec. 6.2.5) for a free standing sign at 300 Hartford Avenue Applicant/Contact: Shaddy Kessings, Owner: 300 Hartford Avenue LLC.

Commissioner Havens moved to approve Petition 15-23 with the following conditions:

1. Prior to the installation of the sign, the property shall be surveyed by a licensed land surveyor and a plan submitted to the ZEO to ensure that the sign is installed on private property.
2. On completion of the installation an as built survey of the location shall be provided to the town.

Reason for Approval:

The proposed application, with conditions, is compliant with the Town of Newington's zoning regulations.

The motion was seconded by Commissioner Haggarty. The vote was unanimously in favor of the motion, with seven voting YEA.

B. Petition 16-23: Special Permit (Sec. 3.15.3) a restaurant (table or counter service) at 26 Fenn Road (AKA 36 Fenn Road) Applicant: Arif Pai & Basit Ali, Owner: Hayes-Kaufman Newington Associates LLC, Contact: Arif Pai

Commissioner Trister moved to approve special permit Petition 16-23 for a restaurant at 26 Fenn Road.

Reason for Approval:

The proposed application is compliant with the Town of Newington's zoning regulations in Section 3.15.3 and 5.2.

The motion was seconded by Commissioner Woods. The vote was unanimously in favor of the motion, with seven voting YEA.

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

Commissioner Claffey moved to approve special permit Petition 17-23 for a free standing sign at 550 Cedar Street.

Reason for Approval:

The proposed applicant is compliant with the Town of Newington's zoning regulations in Section 6.25 and 5.2.

The motion was seconded by Commissioner Havens. The vote was unanimously in favor of the motion, with seven voting YEA.

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

Commissioner Lenares moved to find regulation with the Plan of Conservation and Development. Moved to find Petition 20-23 consistent with the POCD.

Commissioner Lenares moved to approve Petition 20-23 with an effective date of October 10, 2023.

The motion was seconded by Commissioner Havens.

Commissioner Claffey: Why are we talking about the POCD with this. I thought it was just a text amendment for.....

Chairman Pane: I'll let the staff answer that, but I think he consults the POCD when he looks at applications.

Paul Dickson: What is required again because the town Planning and Zoning Commission is acting as both, the standard procedure if when they are separate is the zoning ticket gets sent to the Planning Commission and the Planning Commission sends that finding back. The requirement is actually for when reading what is required to have that finding of compliance and approval of it. So I think the motion as read is a dual motion providing that it is compliant with the POCD and then is approved with that effective date.

The motion was approved with six in favor and one abstention (Claffey).

E. 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.

Commissioner Haggarty moved to approve the site plan modifications Petition 18-23 for a parking lot expansion at 65 Holmes Road with the following conditions:

1. Modify the site plan to address staff comments regarding planting additional trees in the southern islands and clarification of the location of the electrical service for the proposed site lighting.
2. A drainage agreement will be required to be filed for the connection into the town's storm drainage system on Holmes Road.
3. An as built survey will be required upon completion of the project
4. A drainage certification signed by a Connecticut licensed P.E. will be required upon completion of the project.

Reason for Approval:

The proposed application meets the criteria of Section 5.3 of the Newington Zoning Regulations.

The motion was seconded by Commissioner Havens. The vote was unanimously in favor of the motion, with seven voting YEA.

#### X. PETITIONS FOR PUBLIC HEARING SCHEDULING

None

#### XI. TOWN PLANNER REPORT

##### A. Current Land Use Applications

Paul Dickson: I'd like to provide an update for the car wash on Fenn Road, the owner's engineer is meeting with the DOT this week for a pre-construction meeting. The engineer has previously met with the MDC in regards to Myra Cohen Way and the Fastrack station, there are actually two separate entities within DOT that have to be coordinated with. These are the final steps to bring the project over the finish line and they are being worked out between the property owner's engineer and the DOT and MDC and the town engineer is keeping the project on progress. He is pushing along and asking the status of it, so he has been doing a good job on that.

The next item, and I can start bringing up pictures is 3333 Berlin Turnpike. Progress is continuing on the project, and there has been a lot of activity on the site. It's our understanding that the main for the water is in place, and was in the process of being tested, pressure tested for the chlorine, and is going through that process now. The residential side of the project is progressing with insulation of both the third and fourth floor of building one. The shell is complete for building two, and from there, the commercial buildings, including the grocery tenant are expected to be asking for sign-offs on the shell, in the near future. That is the step that is

required prior to fit out, so that certificate of completeness for the shell, fit out, and from there the c.o.

As you can see, there is already some asphalt being laid down, this is the entrance, they have done half of it, again moving the trucks in and out they want keep half of it open, not to disturb it, the sidewalks are in. From the last meeting, there has been significant improvement in the area of the grocery tenant and the main parking lot. Site plantings are in, the drainage system is in, and then they have actually paved, and they are installing curbs. So they are making good progress on this site. It's good to see it beyond just open dirt at this point.

From there, this is the current tenant fitout, one building of course the shell has been done and they are in the process of the tenant fit out, so again, progress happening, good to see where someone will be able to move into these spaces and get them going. From there you can see the additional building on the site, we don't have any fitouts for that building yet, and just to highlight the residential, so that would be building one, that is the one where insulation is in progress, so there is progress on that. Building two, again continuing progress, that site, as I noted, the shell is complete, and the rough fitting is in the future and the last would be building three, currently foundations, the towers are going in and you can see some of the resident garages that have been built in the background there. We have also met, the town engineer and I have met with the site superintendent just reviewing the drainage system, leaving the site which was part of the condition of approval, so we are in the process of working with them, and again, there is a lot of activity on this site. I think when we were out there, there were four or five areas that were open and with utilities going in, so it seems as if they are making good progress.

The next property, The Pike, Pane Road, half of building A is completely roughed, with insulation underway. The rest of the buildings, as you can see, are still in the process of being built. This is from the back of the site. They have some of the curbing being done, they are starting to work on some of the site work, as they are finishing up the building. Again, this is a different view, to the right is the area of the parking lot, the court yard area, parking between the buildings, again how it is situated. That is the building that is the closest to the road that is completely roughed with insulation underway and the rest of them are in progress. So that site is starting to move along.

Those are the two major development sites that actually have progress and work going on. The swim school is still happening on Pane Road, but there hasn't been much to show and the engineer also provided an update on the Robbins Avenue streetscape project. A pre-paving meeting is scheduled for tomorrow with the contractor, and from there dates will be worked out based on availability. When those dates are figured out, paving will set to be about a week in duration, depending on the weather. Then, after paving, the sidewalk and the landscaping in the Main Street island will soon follow. Additional trees are planned for the Main Street area and as of now, the expected completion date is November 1<sup>st</sup>. Again, the paving meeting is tomorrow and more information about timing will be released after that is held.

That is my update for tonight.

Chairman Pane: Very good. Any questions for the Town Planner?

Paul, we had a grant for the New Britain Avenue area, were we still able to maintain that grant, we didn't lose it did we?

Paul Dickson: There is no indication from the State that it was withdrawn.

Chairman Pane: Is there any progress on that?

Paul Dickson: The Town Engineer and I are looking at all of the past options that have been gone through, discussions that the previous town engineer had with the business district, trying to come up with a couple alternatives to present to the businesses.

Just to add to that, we have sent out on the north, the Stoddard, Hartford Avenue, area by Yanni's, we have sent out notices with the proposed plans to those owners, and we are starting to be contacted on that. We are working with them before the final plans, so we're hoping something will be completed shortly.

Chairman Pane: You will have that presented to us?

Paul Dickson: Yes, right now it's going through review again, we are discussing with the owners, making adjustments, we have concerns with the curb cuts, access to the businesses and we are working with all of the stakeholders.

Chairman Pane: Any other questions?

Commissioner Woods: The Main Street/Hartford Avenue, is it a streetscape enhancement, you are not seeking a road configuration at all?

Paul Dickson: No, the only potential changes are just curb changes, you know, there are some areas where curbing was taken out, there are some areas where sidewalks need replacement, looking at access management, but not changing or replacing the geometry of the road.

Commissioner Woods: One more question. Back to Robbins Avenue, Does that section get changed at all, Robbins Avenue and Main?

Paul Dickson: Right now its taking the knob down, I think it is more of a dedicated right turn lane now off of Robbins now onto Main. I don't remember what the final plans are.

Commissioner Woods: I was hoping that they would fix that because people going thru that intersection, unless they live in Newington, have a real problem.

Commissioner Fox: I'm getting a lot of questions on Facebook about Robbins Avenue, do you have anything that we can tell them as far as when, and what it is going to look like, I think someone was talking about, there would be no lines, or whatever.

Paul Dickson: I don't have the plans with me and of course the Town Engineer is not here tonight, he just kind of wanted to give me an update on projects, and people have a question about timing, I know there are some questions about that. When is this progressing, when is this getting paved, is anything happening? Those are the kind of questions that are out there.

I can talk to the Town Engineer and make sure that those plans are available on the town web site, they should be, but there might be an opportunity to provide some more communication, again we can focus on the plans, make sure that they are available for people to look at.

Commissioner Fox: I did have some people call me, and I said the plans are on the web site, but the web site is still not very user friendly. Thank you.

Commissioner Woods: Will that be completed this year.

Paul Dickson: Yes, November 1<sup>st</sup> is the date for completion. We always have to put the asterisk on the completion date for construction because, I'm hoping for some more dry weather in the weeks to come.

Chairman Pane: Any other questions from the Commissioners?

## XII. COMMUNICATIONS

CRCOG Letters

No questions

## XIII. PUBLIC PARTICIPATION (For items not listed on the agenda; speakers limited to two minutes.)

Rose Lyons 46 Elton Drive: First of all I would like to thank Erik again for answering some questions for me this week that I saw pop up on Facebook and instead of listening to what was going on there I went directly to him. Had I had Paul's e-mail correct, he would have gotten my questions this week, but now that I have the right spelling of the last name, get ready Paul, I'm coming for you.

The thing I wanted to apologize for the last time around, when I spoke at the end of public participation regarding Amy Berube's application. I broke the rules when speaking so I apologize for that, but I thank you for listening. I was unable to get in during public participation on the text amendment because I was watching on NCTV because it is easier on my eyes than trying to listen on my phone thru the Zoom applications. I'm just wondering if and when we are ever going to have a land line to be able to call in on, because NCTV is like two minutes behind the Zoom, so I wasn't able to get in.

As far as these text amendments, and this is just my opinion, when it has to do with something that involves a neighborhood or an area such as the center, I would feel more comfortable with getting my thoughts together even though I have followed what is going on, I had a question about the laundromat too, but in any case, I think people should have a second chance to come, and if they couldn't make tonight's meeting, I know that it is all put out there, it is a public hearing, and so forth, but I'm just wondering if, going forward you might give some consideration to, when it is an important thing like this, which I think this is, that it be given a second chance.

Signs and small things like that I see no reason to not close it and bring it to Old Business, but it just seems like things like that shouldn't be rushed through. Thank you for talking tonight about the various projects and things that are happening around town. That stated, there is a lot of talk on Facebook about, when is this going to be done, what is that going to be done, I wish that the town web site had some sort of a frequently asked questions section that people could ask about them. You are getting the brunt of this, the TPZ is getting the brunt of this for what is not being done here and they don't realize that we have had two town engineers in a couple of years, we have had two Town Planners, three Town Planners probably in five years, and a lot is going on. I thank you for what you are trying to do, and hopefully some how we can get the word out to the public who doesn't pay attention to what is going on at these meetings, but I thank you for discussing it so at least I know what is happening. Thank you again.

Bob Tallard: Paul, you answered most of my questions, and Steve and Michael and everytime I drive by the car wash, and East Robbins, my wife asks me, what is going on there, what is going on there. You answered everything, you have a tough job trying to explain all of this but if you could just keep us posted on what is going on there, because my wife, every time I drive by, what I going on there, well, I'll go to the meeting and try to find out. So if you could just keep us posted on those things like the car wash and so forth. That's all. I was talking to the Chief, I had a meeting with him about two weeks ago, and he brought those things up to me, so thank you for that.

Chairman Pane: Does anyone else wish to speak, either on line or in the room.

**XIV. REMARKS BY COMMISSIONERS**

None

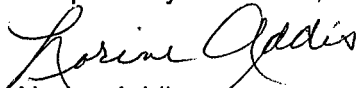
**XV. CLOSING REMARKS BY THE CHAIRMAN**

Chairman Pane: I want to thank everybody, I think it was a very good meeting. I want to thank the staff, and NCTV

**XVI. ADJOURN**

Commissioner Havens moved to adjourn the meeting at 8:05 p.m.

Respectfully submitted,



Norine Addis,  
Recording Secretary