



## TEXT AMENDMENT APPLICATION

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TOWN OF NEWINGTON  
TOWN PLAN AND ZONING COMMISSION  
APPLICATION FORM

LOCATION OF PROPERTY: Corner of East Cedar St. and Russell Rd ZONE: B-BT  
Mblu 12/20/1000

APPLICANT: HDC ONE, LLC TELEPHONE: 860-462-0527

ADDRESS: 29 Ellridge Place, Ellington, CT 06029 EMAIL: nobleqasct@icloud.com

CONTACT PERSON: Kari L. Olson, Esq., Attorney for Applicant TELEPHONE: 860-240-6085

ADDRESS: Murtha Cullira LLP, 185 Asylum St., Cityplace I, Hartford EMAIL: kolson@murthakw.com  
CT 06103

OWNER OF RECORD: HDC ONE, LLC

**THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):**

- Zoning Map Change from the \_\_\_\_\_ to the \_\_\_\_\_ Zone (Public Hearing required).
- Zoning Text Amendment to Sections 3, 2.5 & 9.2. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- Subdivision
- Resubdivision (Public Hearing required).
- Special Exception per Section \_\_\_\_\_ of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- Site Plan Approval or Modification
- Other (describe in detail, or attach): \_\_\_\_\_

**SIGNATURE:**

<p><u>HDC ONE, LLC</u> By: <u>Kari Olson, Esq.</u> APPLICANT</p>	<p><u>2/20/15</u> DATE</p>	<p><u>HDC ONE, LLC</u> By: <u>Kari Olson, Esq.</u> OWNER</p>	<p><u>2/20/15</u> DATE</p>
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**COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE SETS OF PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).**

**NOTE:**  
PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF THE NEWINGTON ECONOMIC DEVELOPMENT COMMISSION. APPLICANTS PROPOSING TO BUILD, MODIFY EXISTING SITE PLANS, CHANGE OR ADD TO BUILDING ELEVATIONS OR PLACE SIGNAGE ON THE PROPERTY ARE RESPONSIBLE FOR SECURING THE NECESSARY APPROVALS FROM THE ECONOMIC DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.

PROPOSED TEXT AMENDMENTS RELATING TO THE B-BT ZONE

[Proposed text is in bold]

Amend Appendix Section 9.2 to add the following definition:

**Continuing Care Retirement Community: a retirement community with accommodations for independent living, assisted living and nursing home care all located on the same lot.**

Amend Section 3.2.5 as follows:

Hospitals, sanatoria, rest homes, senior independent living facilities, convalescent or nursing homes **and continuing care retirement communities**, subject to the following standards:

Subsection B: Height

No principal building may exceed the height of three (3) stories or 35 feet in a **residential zone, or five (5) stories and 75 feet in a business or commercial zone.**

Subsection C: Site Area

One acre of site shall be required for each **30** patient beds or living units and in no case shall the site be smaller than 5 acres.

M E M O R A N D U M

TO: Town of Newington Planning and Zoning Commission  
FROM: Kari L. Olson  
DATE: February 20, 2015  
RE: Text Amendments for Continuing Care Retirement Communities

Dear Commission Members:

This firm represents HDC ONE, LLC (“HDC”) and Amara Community Living, LLC (“Amara”). Pending before you is an application seeking to amend the text of Sections 3.2.5 and 9.2 of the Town’s Zoning Regulations to account for the various components required to create a Continuing Care Retirement Community (“CCRC”) in the Town, and in its business and commercial zones in particular.

The Town’s current zoning regulations (“Regulations”) currently allow by special permit senior independent living facilities and nursing homes in any zone within the Town. A CCRC, however, is unique in that it is not simply an independent living community, an assisted living community or a nursing home – it is all three combined - and much more.

A CCRC, like the one Amara is considering creating in Newington, is a comprehensive all inclusive facility that provides its members with the opportunity to age in place. This means that all housing, health care and amenities must be contained under one roof. In general, the types of care and services needed in a successful CCRC are segregated into levels: Sub-Acute, Skilled Nursing, Transitional Care and Memory Support Care. The concept and appeal to the complex is that elderly residents need not transition from one facility to another in order to obtain the proper level of services care. It is designed to minimize the stresses of environmental change. It also means that those who cohabitate are able to remain together within the same complex regardless of varying levels of health, wellness and lifestyle. When the residents are under one roof, the continuum of knowledge and support remains in place.

Amara is considering a proposal to construct a 5-story community in the Town's B-BT Zone that will contain the following CRCC-related levels of care.

- 1) Independent Living (IL)
- 2) Assisted Living (AL)
- 3) Memory Support Assisted Living (MSAL)
- 4) Sub-Acute Out-Patient/ In-Patient Rehabilitation (SA)
- 5) Adult Day Care (ADC)
- 6) Skilled Nursing (SN)
- 7) Transitional Support (TS)

Within the proposed complex, in order to meet the needs of the membership, multiple amenities also need to be in place to provide the full range of services and lifestyle benefits for its senior population. These include aquatic therapy, a wellness center, spa services, recreational programs and services, amphitheaters, a mini mall, banking, pharmacy, medical office suite, walking paths, etc. The size of the structure is designed specifically to properly separate without isolating residents requiring varying levels of care from the rest of the community. It creates a senior living community that fosters a sustainable long-term living environment and an effective means by which to provide quality of life to the seniors in Newington.

The property proposed for the CCRC sits in the B-BT zone and is owned by HDC. The site has all necessary permits to construct a gas station, hotel and strip mall and the CCRC would be created in lieu of these uses. Notably, in the B-BT zone, four-story hotels are also permitted. As will be explained more fully during the public hearing process, the attached proposed text amendments are consistent with the Town's Plan of Conservation and Development as well as the foregoing Regulations and the overall general health and welfare of the residents of the Town.

Thank you for your consideration.



TO: Town of Newington Planning and Zoning Commission  
FROM: Kari L. Olson  
DATE: March 14, 2015  
RE: General Overview and Applicable Statutory Analysis: Text  
Amendment Application for HDC ONE, LLC and Amara  
Community Living, LLC

Dear Commission Members:

As you know, this firm represents HDC ONE, LLC ("HDC") and Amara Community Living, LLC ("Amara") in conjunction with its pending application for text amendments to Sections 3.2.5 and 9.2 of the Town's Zoning Regulations. (Tab 1).

Also pending before you are applications for a Special Exception pursuant to Section 3.2.5 (if amended) and Site Plan approval for a Continuing Care Retirement Community ("CCRC"). The CCRC is proposed to be located at the corner of East Cedar Street and Russell Road in the B-BT Zone. (Tab 6). The property consists of nearly 9 acres. (Tab 5). The proposed site for the CCRC has all necessary permits to construct a gas station, hotel and strip mall. The proposed CCRC would be created in lieu of these uses and structures.

To reiterate, a CCRC is a comprehensive all inclusive facility that provides its members with the opportunity to age in place. This means that all housing, health care and amenities are contained on one site and under one roof. In general, the types of care and services needed in a successful CCRC are segregated into levels: Sub-Acute, Skilled Nursing, Transitional Care and Memory Support Care.

Specific to this project, Amara is proposing to construct a 5-story community that will contain the following CRCC-related levels of care.

- 1) Independent Living (IL)
- 2) Assisted Living (AL)
- 3) Memory Support Assisted Living (MSAL)
- 4) Sub-Acute Out-Patient/ In-Patient Rehabilitation (SA)
- 5) Adult Day Care (ADC)
- 6) Skilled Nursing (SN)
- 7) Transitional Support (TS)

Additional amenities, such as a pool, spa, restaurant and boutique, are also proposed. (Tab 3).

A. The Proposed Text Amendments Are Consistent With The Town's Comprehensive Zoning Plan

Pursuant to Conn. Gen. Stat. 8-2(a), any proposed zoning regulation should be in accord with Town's comprehensive zoning plan ("Zoning Plan"). Unlike the Town's Plan of Conservation and Development ("POCD"), which is discussed below, the Zoning Plan consists of the existing Regulatory scheme as well as the Town's Zoning Map. (Tab 6).

The proposed text amendment, seeking to define a CCRC as a permissible use under the Regulations, is consistent with the Regulations. Section 3.2.5 already allows for the types of uses that make up the components of a CCRC. For examples, Section 3.2.5 already allows for hospitals, rest homes and senior independent living facilities in every zone in Town, subject to special permit review.

The B-BT Zone also already permits the types of commercial amenities proposed for this CCRC, such as, retail stores, business and professional offices, personal service shops or stores and restaurants. See Regulations Sections 3.14.1, 3.15.3 and 3.15.6. Thus, all of the underpinnings necessary to permit a CCRC are already contained in the Regulations. A CCRC, as defined in the proposed text amendment, would simply permit putting these uses all together on one site.

Similarly, 45' high hotels are already permitted as of right in the B-BT Zone. See Regulations Section 3.14.1.C. There is no cogent difference between a hotel and a CCRC from a land use perspective. Both consist of living units located on multiple levels or floors. Although what we seek here is the ability to construct a CCRC that is 5 stories instead of 4, and with a height restriction of 75' instead of 45', the additional height is necessary to appropriately segregate the various levels of care and amenities being offered while preserving the overall community as a single whole. Additional height is also necessary to achieve the appropriate ceiling height and the aesthetics of the proposed gabled roofline which is more becoming for a "home" than a flat-roofed commercial building. For these reasons, a CCRC, like a chimney stack or an elevator, is a special structure requiring a special design due to its particular use. The functioning and use of CCRCs justify a more accommodating height limitation. See Regulations Section 4.4.3.C.

You will note that we paid particular attention in seeking the text amendment with respect to the added height by restricting its application to CCRCs located only in commercial zones. Any CCRC proposed for a residential zone would still be limited to 35 feet.

The requested amendment to the site requirements under 3.2.5.C similarly is consistent with the Zoning Plan. Although the current Regulations allow 20 units or beds per acre whether a nursing home or an assisted living community, the reality is that these types of retirement communities can be very different. Moreover, unlike many assisted living communities or other retirement communities where the dwelling units may be housed

in separate buildings requiring more ground space, this CCRC is much more like an elderly housing apartment building.

The Regulations currently allow 60 units per acre for "Residential Buildings for the Elderly." See Section 3.13.2.C. Thus, a more appropriate number for controlling density when combining beds and units in a CCRC should fall between the lowest density allowed in a zone that permits them (one dwelling unit per lot in a residential zone) and the highest density allowed for elderly housing (725 s. ft. of land per dwelling unit or 60 units per acre). This means that 30 units per acre is a more realistic average density for a CCRC in any zone. Allowing for a slightly higher density over the 20 units also promotes the overall feasibility of a CCRC project. It certainly puts this proposed text amendment squarely within the confines of the existing Zoning Plan.

#### B. The Proposed Text Amendments Are Consistent with the Town's Plan of Conservation and Development

Pursuant to Conn. Gen. Stat. 8-3(b), this Commission must also consider the text amendment in light of the Town's POCD. Moreover, the Commission must state on the record "its findings on consistency of the proposed . . . change of such regulation with such plan." Accordingly, outlined below are some of the reasons that the proposed text amendments, designed to facilitate development of CCRCs, are consistent with the POCD.

First, the POCD recognizes Newington's aging population. (Tab 8). Part of the Residential Development Plan requires attention to the special housing needs of Newington's growing elderly population. Indeed, according to Census 2010, more than 18% of Newington's population is age 65 or older. In other words, there are more than 5,500 Newington residents that are seniors. This number also does not account for those Newington residents who have elderly family members that could move closer to them if appropriate in-town accommodations were available. In contrast there were only 3 nursing homes/assisted living/independent living facilities that were located in Town with approximately 350 beds/units available combined. Thus, allowing for CCRCs would enhance housing opportunities for Newington's seniors in accordance with the POCD.

Second, allowing CCRCs in the B-BT zone also promotes POCD objectives. According to the Future Land Use Plan of the Town, the B-BT Zone still lies in those areas where commercial enterprises are to be promoted and includes the "Major Gateways" to the Town given ready access to the Berlin Turnpike and relevant bus routes. (Tabs 8 and 12.) CCRCs in the B-BT zone would provide a valuable transition to and buffer between other commercial and business ventures and the Town's residential and Village Center zones. (Tab 7).

Finally, the text amendments also foster several State Growth Principles which are inherent in the POCD, including recognizing housing needs for an aging population and

concentrating development around transit sites. Indeed the POCD even recognizes that the Regulations should be revised to implement these Plan recommendations. (Tabs 7, 8 and 12). These text amendments are designed for that purpose.

### C. Permitting CCRCs Would Promote the General Welfare of the Town

In addition to the foregoing, zoning regulations are supposed to foster the general health and welfare of the community. Conn. Gen. Stat. 8-2. CCRCs epitomize this concept. Not only do they give current Newington seniors an opportunity to continue to reside in Town and "age in place," they give other Newington residents the peace of mind of having their loved ones nearby. That the availability of senior housing options is a general welfare concern to those who live in Newington is evident. In a survey of Newington residents done by a CCSU research team, 65% of Newington seniors expressed an interest in senior housing availability. (Tab 10).

CCRCs also provide a significant tax benefit to the Town. For example, the proposed Amara CCRC is a 66 million dollar project that is expected to garner more than a million dollars in tax revenue for the Town each year. CCRCs also provide jobs. Every type of skilled position from maintenance, to dietary to professional health care services will be required to run a CCRC.

Finally, CCRCs cause less traffic generation than many other commercial ventures. As the report at Tab 11 indicates, the average daily trips of vehicles will decrease on average 82% over the commercial ventures permitted on this site alone.

For all the foregoing reasons, because the proposed text amendments are consistent with the Town's Zoning Plan and POCD and will foster the general welfare of the Newington community, we ask that this text amendment application be approved.

Thank you for your consideration.





# AMARA

## COMMUNITY LIVING AT NEWINGTON

An Integrated Continuing Care Retirement Community  
*All Inclusive Services for Life*

**Patricia A. LeGault – Owner / CEO**

plegaultamara@gmail.com – (860) 682-2040

## Assisted Living / Continuing Care Retirement Community:

Square Footage:	<b>297,000sq/ft.</b>
Assisted Living Units (AL):	<b>130</b>
Independent Living Units (IL):	<b>45</b>
Memory Support Assisted Living United (MSAL):	<b>30</b>
Sub-Acute In-Patient / Outpatient Units:	<b>30</b>
Skilled Nursing Units (SNF):	<b>15</b>
Hospice/ Palliative Care Units (HPC):	<b>10</b>
Adult Day Care Clients (ADC):	<b>30</b>
Total Members:	<b>290</b>
Personnel:	<b>380</b>

- Gourmet Commercial Kitchen/ Fine Dining
- 24 Hour Concierge Services
- Mini Mall
- 50's Style Restaurant
- Irish Recreational Pub
- Walking Trails and Respite Stations
- Amphitheater (In-Door and Outdoor)
- Thematic Period Sitting Rooms with Gas Fireplaces
- Greenhouse with Free-Standing Raised Bed Gardens
- Extended Terraces for IL
- Thematic Sitting Rooms
- 24-Hour Room Service
- Fully Integrative AV/ Graphic Systems
- Flat Panel Touch Screens
- House-Wide Wi-Fi
- Integrative Phone System with Smart Phones
- GuestTek Hospitality Services
- Starbucks
- On-Site Banking
- Main Entrance Fountain
- Full Back Up Power Generation Systems
- High End Finishes
- AL Kitchen for Recreation and Common area
- Livery Services
- Holistic Modeling, Green Technology
- Comprehensive Recreational Program
- Aquatic Fitness Pool and Warm Water Therapy Pool
- Physical Therapy Center
- Recreation Center
- Fitness and Wellness Center
- Centralized Plant Operations to include Chill Water Systems, Boiler Plant, Geo Thermal Plant, Photo Voltaic Power Generation Systems
- Wifi- Throughout the Campus
- Patient Monitoring and Telemetry Systems
- 100% Back-Up Power Generation
- Access Control Systems
- Secured Units Where Applicable
- Health Spa with Full Cosmetology Program
- 24 Hour Clinical Services on Site
- On-Site Ambulance Services
- On-Site Physician Offices with a myriad of Physician Based Clinical Specialties

# Continuing Care Retirement Communities Explained

It almost goes without saying that most of us would prefer, in our later years, to settle into comfortable, friendly, home-like surroundings where our changing needs would be met as our care requirements increase—without making us dependent on family members for our care. Living in the same place as we age, one in which we can receive the various types of health and homemaking services we may need in a familiar setting, is called "aging in place."

Among the wide range of housing and care options available to financially secure seniors is an option called the continuing care retirement community, or CCRC. Based on the premise of aging in place, this unique residential arrangement is gaining in popularity across the nation.

## What is a Continuing Care Retirement Community?

CCRCs are not independent living communities, assisted living facilities, or nursing homes. They are combinations of all of these residential and care options, owned and operated by private companies and staffed to provide a "continuum of care" for their members. The assisted living and nursing home components of CCRCs usually are intended for use only by members from the independent living units that are part of the CCRC and not by seniors from outside of the membership community. Although, in this model we have taken it to the next level wherein we provide an intergenerational approach.

As with other types of residential environments that are specifically tailored to seniors' needs and tastes, CCRCs and their members establish a business arrangement through a legal contract specifying exactly what supportive services, nursing care, other healthcare, and housing will be provided for members. If a member's care needs increase over time, he/she will be able to move to the next level—assisted living or, if needed, the transitional support unit without relocating geographically, since all levels of housing and supportive healthcare provided by the CCRC are located on one campus.

One of the key attractions of CCRCs is the range of amenities, health, wellness and life programs as well as healthcare and supportive or assistive services. These may include nursing, social work, dietician services, physician care, pharmacy and various therapies for residents who may experience either a short bout of illness or an ongoing health problem. CCRC staff can provide emergency response systems, wellness programs, assistance with insurance claims and forms and routine health assessments. Contract fees may cover housekeeping and laundry services and meals served in congregate dining facilities. Some transportation services also may be included in basic fees.

Amara Community Living at Newington, LLC., A woman owned and operated company, is entering the final stages of the approval process with the Town of Newington to develop a comprehensive Continuing Care Retirement Community (CCRC) on the corner of Cedar Street and Russell Road formally owned by the Hunter Development Group. This site was previously approved to develop a hybrid site model which included a Hotel, Gas Station, Restaurant and Medical Office Complex. The approvals remain in place for the original site plan which are in the process of re-application and/or variance to accommodate the new development plan.

The Amara community based need model will provide Comprehensive Senior Living Services in a currently underserved market for the quickly growing senior population in Newington and surrounding communities. The “holistic design” and approach to this concept has been created in order to provide a fully comprehensive all inclusive living environment for those individuals in search of an alternate living model. The all inclusive age restricted community will bring over four hundred jobs to the community and a significant tax revenue base for the community.

In conversations with the Town of Newington Economic Development Division, this project is in line with the present and future development of the community where those at or entering their senior years are looking for alternatives to their current living environment. As the Baby Boom population ages in place, this model provides a high standard of living with a comprehensive care and recreational activity in an environment that is worry free and has been proven out to extend life in both age and quality.

This concept will be the first in Connecticut where all services are housed under one roof where there is no need to be transferred from one facility to another as life changes take their course. Our model was specifically designed around the combined fifty years of experience in healthcare and wellness. It was specifically designed to create a life experience that is conducive to wellness and extended life expectancy.

This fully integrated model includes many amenities that extend beyond the norm of the current senior living options available today. The model provides a quality of life similar if not improved than traditional home ownership at a stage of life where the home has become more work than one would like to burden in the later years of life.

Anticipated ground breaking is currently slated for late spring and Pre-Sales are slated for the Mid Winter. The A la Carte program for occupancy cover all spectrums of income capacity from Entry Fee Models with Ownership, Lease to Purchase Models with Ownership and Direct Lease rates as well.

This project is a landmark for the Town of Newington and for one that is economically progressive and responsive to the needs of its residents and future. Newington is undecidedly ahead of the game in addressing the needs of its community.



# Retirement community <sup>4</sup>

From Wikipedia, the free encyclopedia

A **retirement community** is a housing complex designed for older adults who are generally able to care for themselves; however, assistance from home care agencies is allowed in some communities, and activities and socialization opportunities are often provided.<sup>[1]</sup> Some of the characteristics typically are: the community must be age-restricted or age-qualified,<sup>[2]</sup> residents must be partially or fully retired,<sup>[3]</sup> and the community offers shared services or amenities.<sup>[2]</sup>

Additionally, there are different types of retirement communities older adults can choose from including:

- Independent living communities, which offer no personal care services.<sup>[3]</sup>
- Congregate housing, which includes at least one shared meal per day with other residents.<sup>[4]</sup>
- Mobile homes or RV's for active adults.<sup>[3]</sup>
- Subsidized housing for lower income older adults.<sup>[4]</sup>
- Leisure or lifestyle oriented communities or LORCs, which include various amenities.<sup>[5]</sup>
- Continuing Care Retirement Communities, which are further defined below.<sup>[5]</sup>

New types of retirement communities are being developed as the population ages including elder co-housing, which is defined later in this article. Retirement communities are often built in warm climates, and are common in Arizona, California, Florida and Texas but are increasingly being built in and around major cities throughout the United States. Youngtown, Arizona, established in 1954, was the first age-restricted community. Del Webb opened Sun City, Arizona, with the active adult concept, in 1960.<sup>[6]</sup> In 2011, The Villages, Florida is the largest of these communities.<sup>[7]</sup> While new retirement communities have developed in various areas of the United States, they are largely marketed to older adults who are financially secure. Lower income retirement communities are rare except for government subsidized housing, which neglects a large proportion of older adults who have fewer financial resources.<sup>[8]</sup>

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## Continuing care retirement communities

The term **Continuing Care Retirement Community** is the primary term for a major part of the retirement scene, in books, magazines, accreditation and legislation, in parallel with the categorization just presented. A typical definition, from a New York Department of Health website [1] ([http://www.health.state.ny.us/facilities/long\\_term\\_care/retirement\\_communities/continuing\\_care](http://www.health.state.ny.us/facilities/long_term_care/retirement_communities/continuing_care)) is "Continuing care retirement communities (CCRCs) and fee-for-service continuing care retirement communities (FFSCCRCs) are residential alternatives for adults that offer, under one contract, an independent living unit (an apartment or cottage), residential amenities and access to a continuum of long-term care services, as residents' health and social needs change over time." The accrediting agency CCRC/CARF [2] (<http://www.carf.org/aging>) uses the term CCRC with the same meaning.

In 2010, over 2,000 CCRCs existed in the United States with an estimated 640,000 residents. The popularity of CCRCs is increasing, as the number of older adults in such retirement communities has more than doubled during the last decade.<sup>[9]</sup> The primary benefit of the CCRC model is that it allows people to age in one community even if they need additional healthcare services with time.<sup>[10]</sup> Additionally, CCRCs embody a general sense of community and offer peace of mind for couples with the assurance that they will always be near each other, even if one spouse needs more care.

There are three levels of care in most CCRCs. The first level is independent living in which residents live on their own and have access to a wide array of amenities. The second level is assisted living, which provides help with daily tasks such as bathing and dressing. The third level is 24-hour nursing home-style care. As residents' health needs increase, they will transition from one level to the next, all within the same community.



**731 751 RUSSELL RD****Location** 731 751 RUSSELL RD**Assessment** \$805,000**Mblu** 12/ 006/ 000/ /**Appraisal** \$1,150,000**Acct#** L1844800**PID** 7114**Owner** HDC ONE, LLC**Building Count** 1**Current Value**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2013	\$0	\$1,150,000	\$1,150,000
<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2013	\$0	\$805,000	\$805,000

**Owner of Record****Owner** HDC ONE, LLC**Sale Price** \$0**Co-Owner****Book & Page** 2140/813**Address** 29 ELLRIDGE PLACE  
ELLINGTON, CT 06029**Sale Date** 01/17/2014**Ownership History**

<b>Ownership History</b>			
<b>Owner</b>	<b>Sale Price</b>	<b>Book &amp; Page</b>	<b>Sale Date</b>
HDC ONE LLC & A- MAJOR LLC	\$2,200,000	1955/338	11/28/2007
CEDAR MOUNTAIN LLC	\$0	1003/4	09/27/1994
LOWE CHARLES E JR		283/139	01/27/1976
LOWE CHARLES E		45/349	05/31/1941

**Building Information****Building 1 : Section 1****Year Built:****Living Area:** 0**Replacement Cost:** \$0**Building Percent****Good:****Replacement Cost****Less Depreciation:** \$0**Building Photo**

<b>Building Attributes</b>	
<b>Field</b>	<b>Description</b>

Style	Manufacturing
Model	
Grade:	
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Full Bthrms:	
Half Baths:	
Extra Fixtures	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplaces	
Extra Openings	
Prefab Fpl(s)	
Attic Type	
Bsmt Type	
Bsmt Garage(s)	
FBLA Size	
Rec Rm Size	
Unfin Area	
Int vs. Ext	
Cath Ceiling	



(<http://images.vgsi.com/photos/NewingtonCTPhotos//00\02\02/55.jpg>)

### Building Layout

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

**Land Use**

**Use Code** 200  
**Description** Comm Land  
**Zone** B-BT  
**Neighborhood** 303  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 8.94  
**Frontage**  
**Depth**  
**Assessed Value** \$805,000  
**Appraised Value** \$1,150,000

**Outbuildings**

Outbuildings	<b>Legend</b>
No Data for Outbuildings	

**Valuation History**

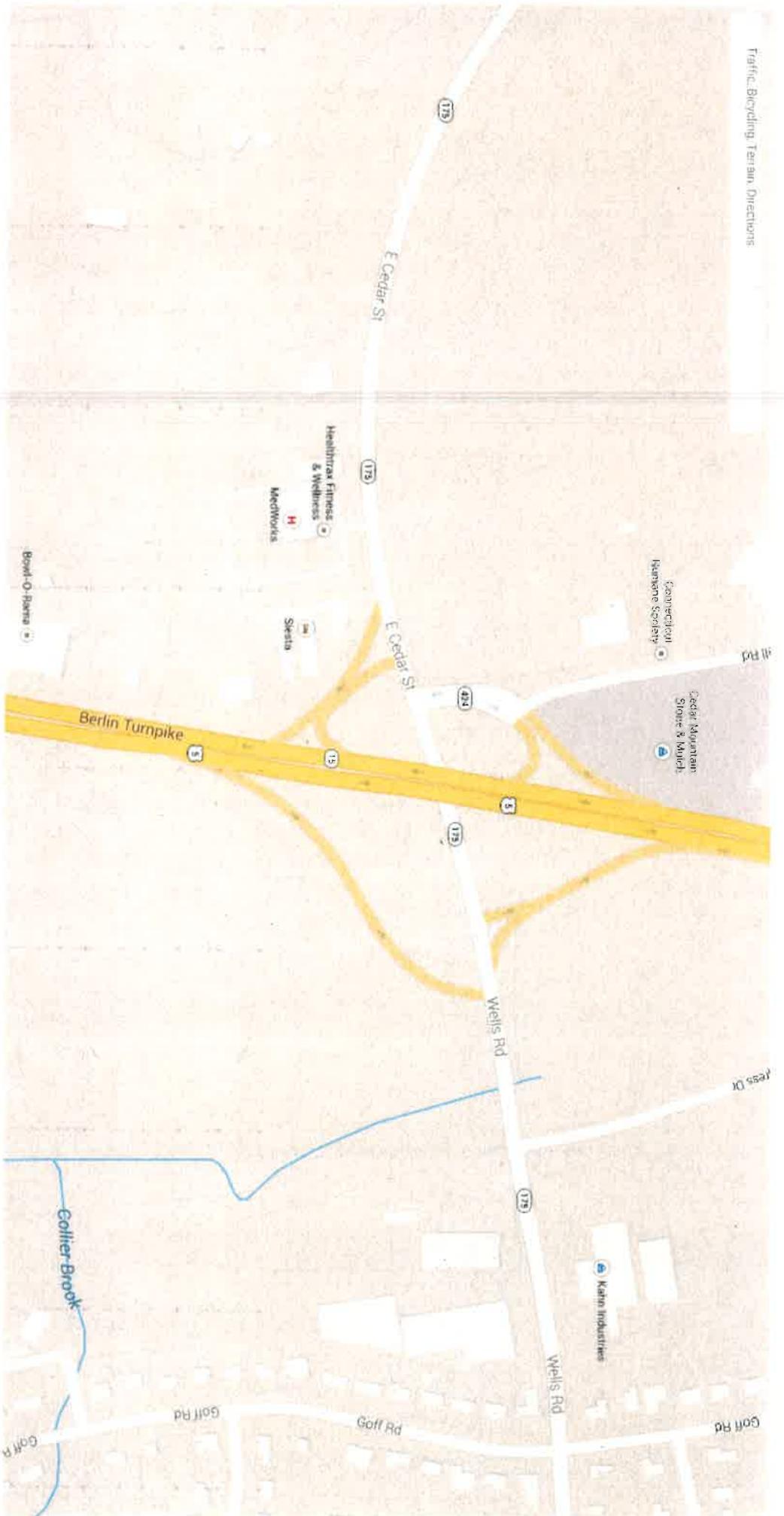
Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$0	\$1,150,000	\$1,150,000
2012	\$0	\$1,150,000	\$1,150,000
2011	\$0	\$2,038,980	\$2,038,980
2010		\$711,250	\$898,000

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$0	\$805,000	\$805,000
2012	\$0	\$805,000	\$805,000
2011	\$0	\$1,427,290	\$1,427,290
2010		\$497,880	\$628,600





W  
I



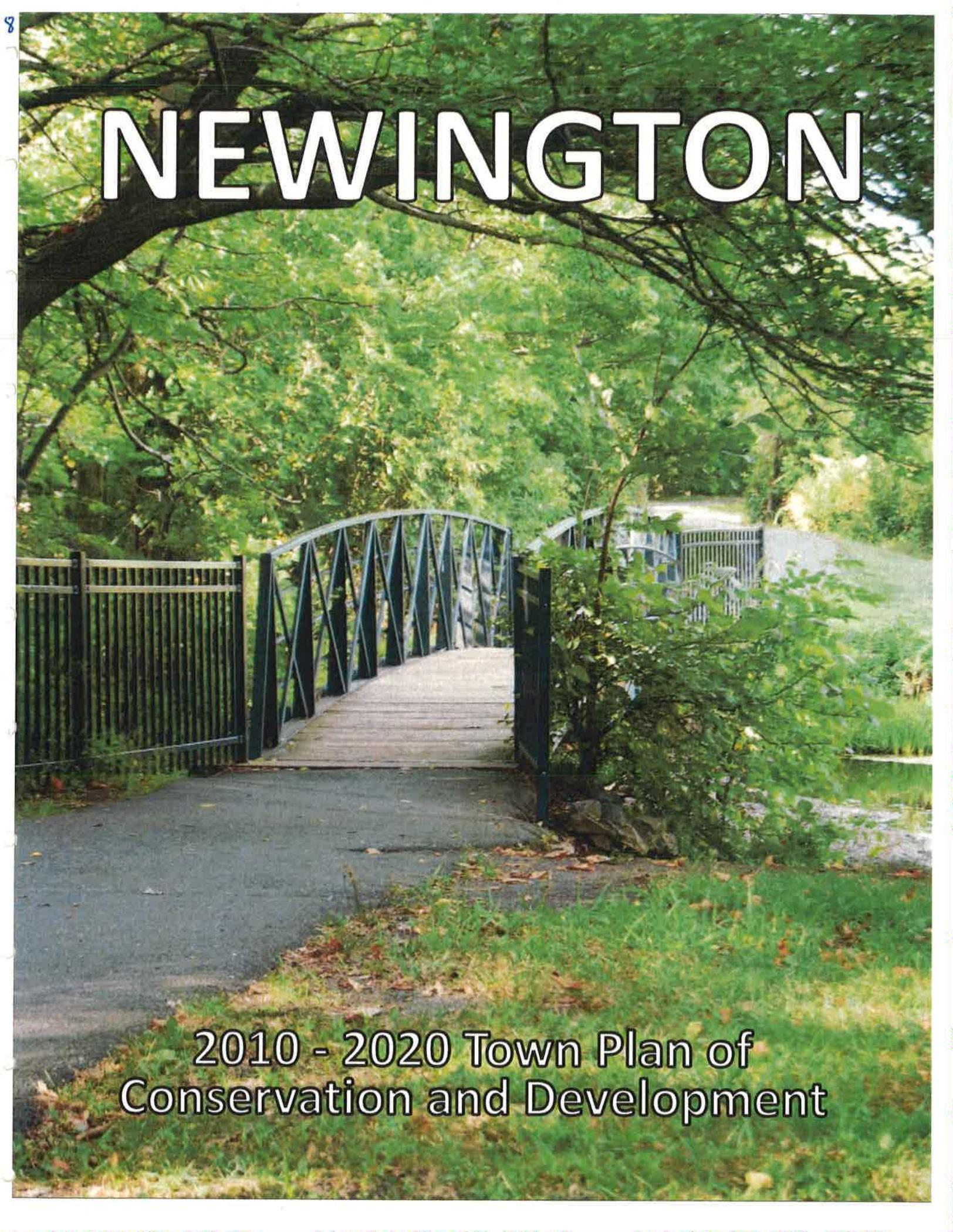
296-304 E Cedar St  
Newington, CT 06111





1.3 miles to Town Hall

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# NEWINGTON

2010 - 2020 Town Plan of  
Conservation and Development

# Introduction

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## Overview

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This Plan of Conservation, Development, and Infrastructure (also known as the Town Plan) is a guide to the future of Newington. It suggests ways to enhance the overall community and improve the quality of life of present and future residents. While the Plan is primarily focused on the physical development of Newington, it also considers the economic and social aspects of the community.

This Town Plan is an advisory document, not only to the Town Plan and Zoning Commission, but also to all other Town boards and commissions and Newington residents. It is intended to guide local activities and to provide a framework for consistent decision-making with regard to conservation, development, and infrastructure activities in Newington over the next decade or so.

## Trends and Opportunities

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This Town Plan presents a vision of Newington that is based on the following trends and opportunities:

- The limited supply of vacant developable land will limit the growth of the grand list.
- The reuse of existing commercial and industrial properties will be essential for continued grand list growth.
- Newington has been identified as a location that may benefit from long range plans for bus and rail transit options.
- With ninety-two percent (92%) of the land developed emphasis will be on protecting existing open space and creating additional protected open space.
- The majority of Newington's housing stock is over forty years old.
- By 2020, Newington's median age is projected to be 46 years and one-quarter of the population will be over 65 years old.
- Newington's residential neighborhoods should be protected from blight such as junk cars, illegal commercial uses and other negative nuisances which detract from the quality of residential living.

### Age Composition Is Changing

Projected changes in Newington's age composition may be even more significant than the traditional focus on overall population numbers.

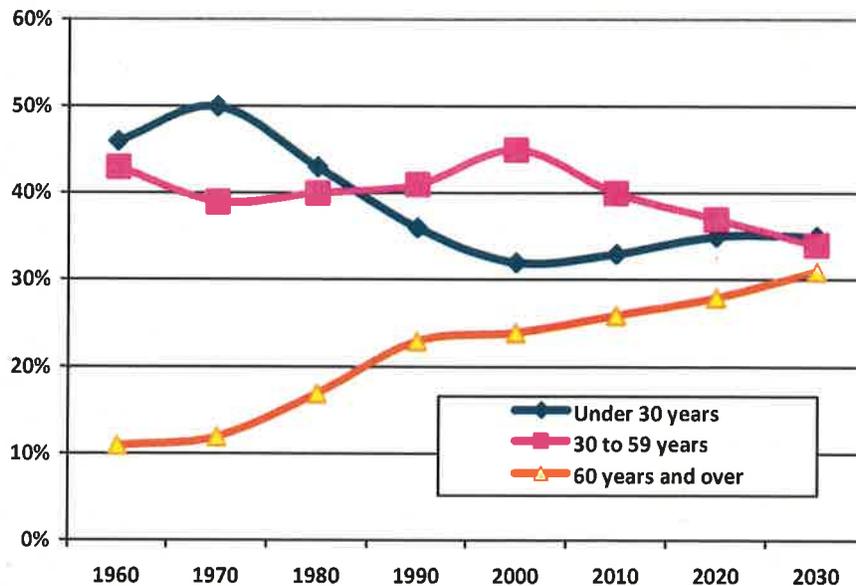
In 1970, since about 50 percent of Newington's population was under age 30, it is reasonable to conclude that the community was probably oriented towards the needs of younger families with children.

In the year 2000, about 45 percent of the population in Newington was aged 30 to 59. Since these age groups are typically younger families, the community was still oriented towards the needs of younger families with children.

However, looking ahead to the year 2030, Newington may be a different community. People in the "baby boom" generation (born between 1946 and 1965) will be over age 60 and there may be stronger interest in programs and activities for older residents. In fact, Newington may only be a few years away from persons over age 60 being the largest demographic group in Newington.

Overall, it is projected that the proportion of older age groups will increase in Newington as it will around the country. Where residents aged 60 and over were only about 12 percent of the Newington population in 1960, these age cohorts may constitute over 30 percent of the population in the year 2030.

Age Composition (1960 - 2030)



## Community Character

### General Goal

Locate development in places and at densities which support the desired overall character of Newington:

- A variety of mixed land uses near the intersection of Main and Cedar Streets that strengthen Town Center businesses.
- Smaller mixed land uses adjacent to future transit stations when they are established.
- The low supply of vacant useable land will require the careful reuse of older obsolete commercial properties for continued grand list growth.

### Strategies:

1. Maintain and strengthen the existing Newington Town Center.
2. Establish “transit-oriented sites” at appropriate locations when transit stations have been established.
3. Allow for compatible development and redevelopment along the Berlin Turnpike.
4. Protect residential neighborhoods and transitional areas adjacent to commercial properties with increased landscaped buffers and use controls to mitigate potential nuisances.
5. Enhance and improve the appearance and quality of development at major commercial gateways: Cedar/Fenn, Berlin Turnpike/Rowley and Berlin Turnpike/Russell Road.

Cedar / Fenn Gateway



www.bing.com/maps

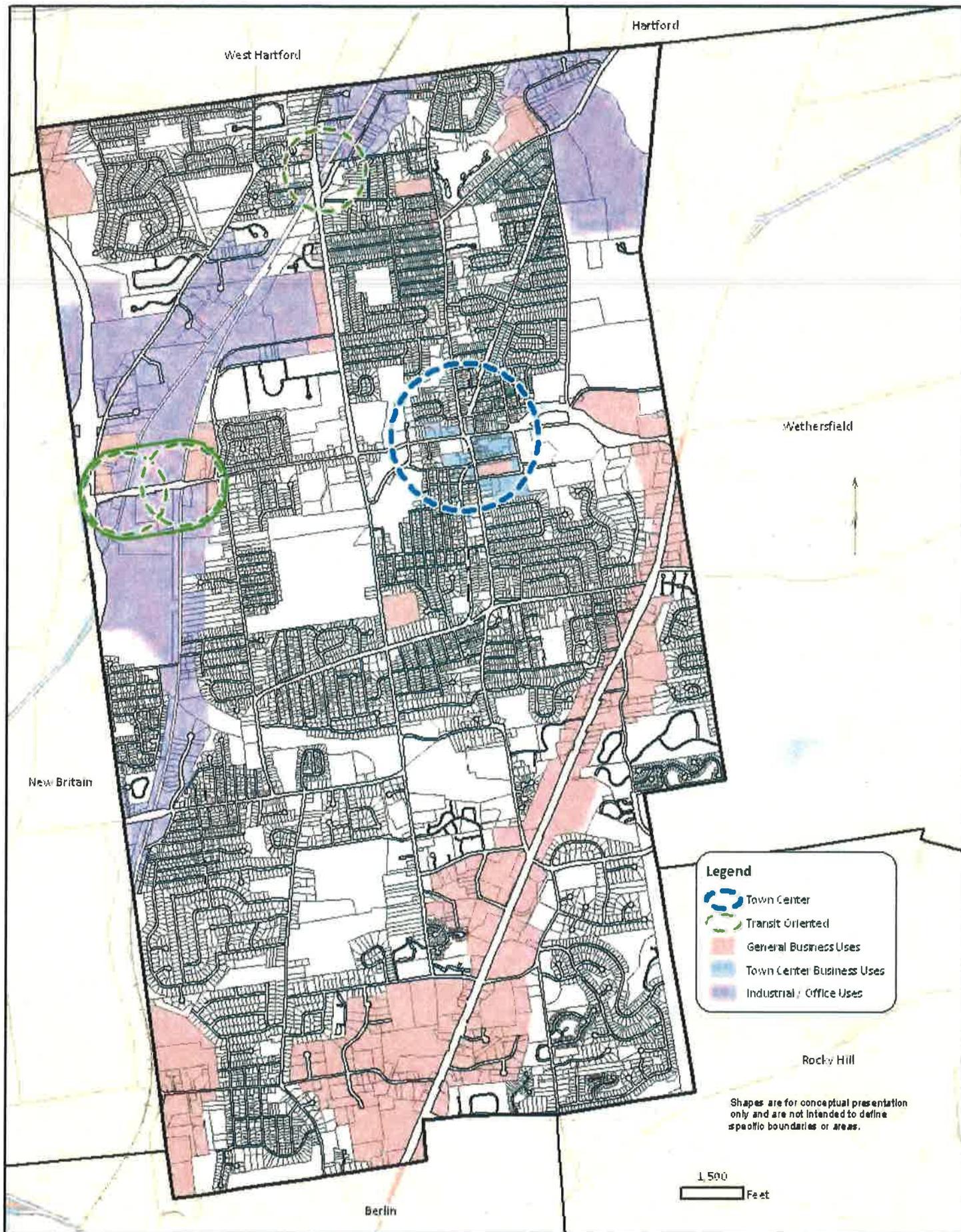
Berlin Turnpike / Russell Road Gateway



www.bing.com/maps

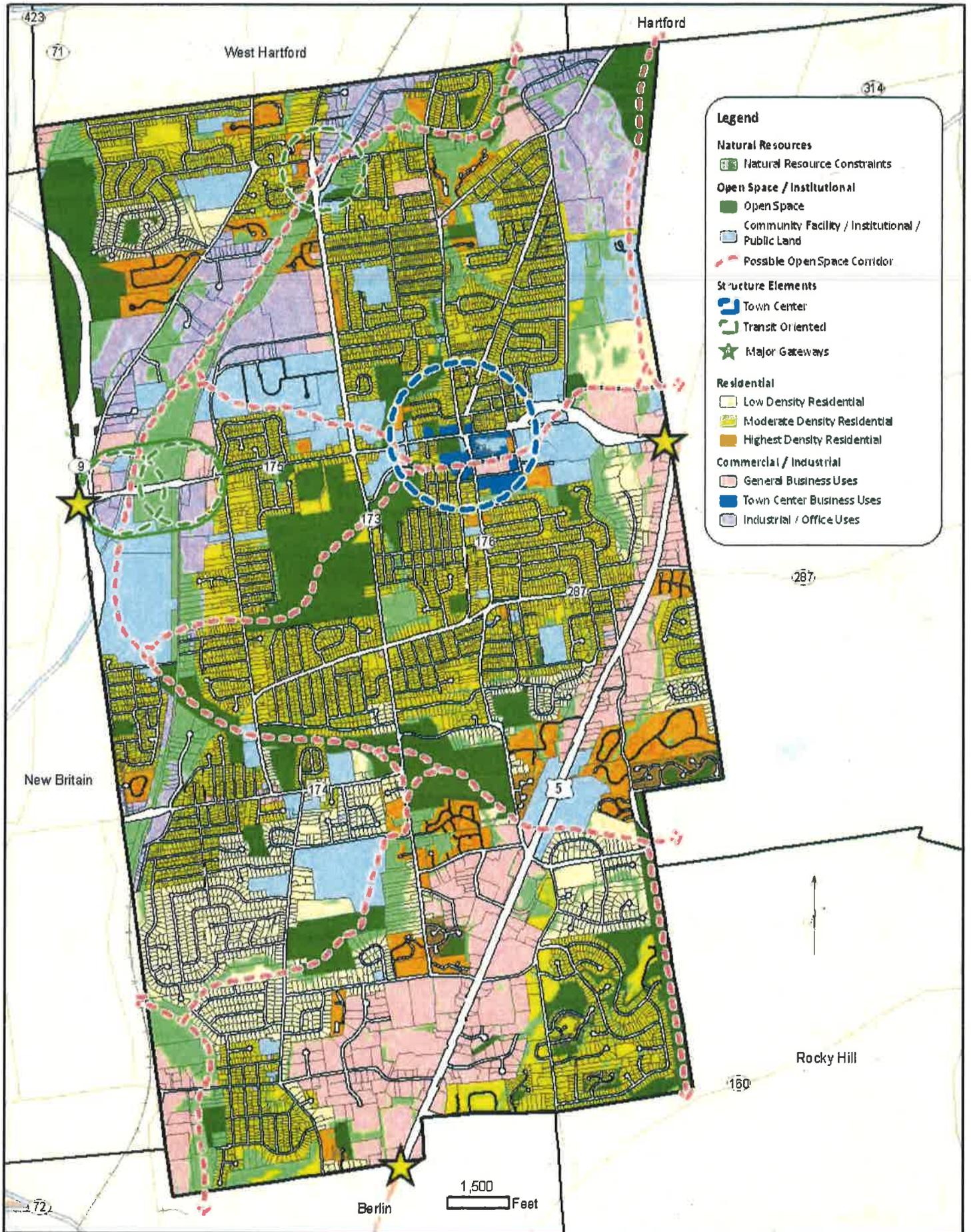
# Business Development Plan

Newington, CT



# Future Land Use Plan

Newington, CT



**Legend**

**Natural Resources**

- Natural Resource Constraints

**Open Space / Institutional**

- Open Space
- Community Facility / Institutional / Public Land
- Possible Open Space Corridor

**Structure Elements**

- Town Center
- Transit Oriented
- Major Gateways

**Residential**

- Low Density Residential
- Moderate Density Residential
- Highest Density Residential

**Commercial / Industrial**

- General Business Uses
- Town Center Business Uses
- Industrial / Office Uses

1,500 Feet



Rocky Hill

Berlin

New Britain

West Hartford

Hartford

## Consistency With State Growth Principles

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In accordance with Section 8-23 of the Connecticut General Statutes, the Newington Plan of Conservation and Development has been evaluated for consistency with statewide growth management principles.

<p><b>Principle 1 –</b>   <b>Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.</b></p>	<p><b>FINDING – Consistent</b>   Newington has extensive existing physical infrastructure and the Plan recommends development of a variety of land uses within the community.</p>
<p><b>Principle 2 –</b>   <b>Expand housing opportunities and design choices to accommodate a variety of household types and needs.</b></p>	<p><b>FINDING – Consistent</b>   Newington already has a diverse housing portfolio and the Plan recommends that Newington continue to recognize housing needs – housing for an aging populations and housing that is more affordable.</p>
<p><b>Principle 3 –</b>   <b>Concentrate development around transit sites and along major transportation corridors to support the viability of transportation options and land reuse.</b></p>	<p><b>FINDING – Consistent</b>   Two new transit stations are envisioned for Newington and the Plan recommends establishment of mixed use and transit-oriented development in these areas.</p>
<p><b>Principle 4 –</b>   <b>Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.</b></p>	<p><b>FINDING – Consistent</b>   The Plan contains an entire chapter (Chapter 3 – Conservation Strategies) which identifies strategies to conserve natural resources, provide open space and greenways, and enhance community assets.</p>
<p><b>Principle 5 –</b>   <b>Protect environmental assets critical to public health and safety.</b></p>	<p><b>FINDING – Consistent</b>   The Plan contains recommendations to protect environmental assets – especially those considered to be critical to public health and safety (water quality).</p>
<p><b>Principle 6 –</b>   <b>Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.</b></p>	<p><b>FINDING – Consistent</b>   The Plan is part of the process of integrating planning with other levels of government and with other agencies. The Plan will be used to coordinate efforts with:</p> <ul style="list-style-type: none"> <li>• adjacent communities,</li> <li>• regional organizations, and</li> <li>• state agencies.</li> </ul>

### **Support Housing Quality**

9. Offer residents low interest rehabilitation loan funds through continued participation in Connecticut Department of Economic and Community Development Small Cities program.
10. Use the educational and enforcement resources of the Central Connecticut Health District and Building Department to help single family and multi family property owners reduce environmental health hazards.

### **Housing Opportunities / Diversity**

11. Encourage the provision of “naturally occurring affordable housing” units (which may not be deed restricted, but which meet the market criteria for purchase or rent by low and moderate income families) in Newington.
12. Expand the supply of affordable housing for the elderly by development of sites near the Town Center.
13. Continue to assess the special housing needs of the growing elderly population.
14. Use incentive housing zone Special Exception criteria to increase affordable housing for the elderly, persons with disabilities, and veterans and provide supportive services for these population groups.

**Residential Neighborhood**



**Residential Neighborhood**



## **Implementation Tools / Strategies**

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### **Implementation Guides**

The Town Plan and Zoning Commission has the primary responsibility for coordinating implementation of the Plan's recommendations. The Commission can prepare implementation schedules identifying who is responsible for each of the Plan recommendations and the priority assigned to each recommendation as a guide to implementation.

### **Application Reviews**

Using the Town Plan as a basis for decisions by the Commission will also help accomplish the goals and objectives of the Plan. This is especially true for zoning district changes, zoning text changes, and Special Permit applications.

### **Land Use Regulations**

Since the Zoning Regulations and the Subdivision Regulations are important tools to implement Plan recommendations, the Commission should undertake a review of these regulations in the near future, making whatever revisions are necessary to implement Plan recommendations.

### **Operating Budget**

The annual budget is one of the main ways that municipal policy objectives are implemented and it can be an effective way to assist with implementation of the Plan's recommendations. The Town Plan and Zoning Commission should consider ways to complement the work done each year by the Town Council in establishing budget priorities and strategies.

### **Municipal Improvements**

Section 8-24 of the Connecticut General Statutes requires that municipal improvements (as defined in the statute) be referred to the Town Plan and Zoning Commission for a report before any local action is taken. The Commission should strive to ensure that spending on municipal improvements reflects the priorities and recommendations of the Plan.

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## Mill Pond Falls

The town seal depicts Mill Pond Falls, named for a sawmill that was built there in 1860. The 16-foot (4.9 m) high falls, located in central Newington at Mill Pond Park, is the smallest natural waterfall in the country.<sup>[3][4][5]</sup> A walking path that encircles Mill Pond includes a footbridge which crosses over the waterfall. There is also an observation area with benches at the base of the falls. The park is popular with local residents as a place to walk dogs, ice skate, jog, and picnic; it also hosts the occasional wedding party and festivals. It is open year round.

Starting in 2000, the Newington Waterfall Committee has celebrated the famed waterfall through the Waterfall Festival, held every September in the center of town. The festival features over 72 vendors and local music groups, as well as the "Artist's Chalk Walk" in which artists of all ages compete to create the best chalk drawing while passersby attend the festival.<sup>[6]</sup> On April 17, 2010, the Newington Waterfall Committee agreed to plant a Crimson Maple dubbed the "Thankful Tree" at the falls, giving Newington residents the chance to write on tags what they are thankful for.<sup>[7]</sup>

## Newington Junction

Newington Junction is a section of town centered at the intersection of Willard Avenue. It contains three historic districts and the Newington Junction Railroad Depot.

## Demographics

As of the census<sup>[8]</sup> of 2010, there are 30,562 people, 13,011 households, and 8,253 families residing in the town. The population density is 2,310/sq mi. There are 12,699 housing units at an average density of 930.4 per square mile. The racial makeup of the town is 86.5% White, 3.5% Black or African American, 0.2% Native American, 5.7% Asian, 0.0% Pacific Islander, 1.20% from other races, and 2% from two or more races. 7.6% of the population are Hispanic or Latino of any race.

There are 13,011 households out of which 19.8% have children under the age of 18 living with them, 50.7% are married couples living together, 11.3% have a female householder with no husband present, and 34.3% are non-families. 28.8% of all households are made up of individuals and 12.4% have someone living alone who is 65 years of age or older. The average household size is 2.4 and the average family size is 2.97.

In the town the population is spread out with 21.9% under the age of 19, 5% from 20 to 24, 25.3% from 25 to 44, 29.4% from 45 to 64, and 18.5% who are 65 years of age or older. The median age is 44 years. For every 100 females there are 88.7 males. For every 100 females age 18 and over, there are 84.0 males.

The median income for a household in the town is \$75,237, and the median income for a family is \$79,792. Males have a median income of \$43,475 versus \$35,601 for females. The per capita income for the town is \$33,745. 3.5% of the population and 4.6% of families are below the poverty line. Out of the total population, 3.7% of those under the age of 18 and 3.2% of those 65 and older are living below the poverty line. The median home value is \$235,300.

James Marocchini  
Elizabeth McDonald  
David Nagel

### Area

• <b>Total</b>	13.1 sq mi (34.0 km <sup>2</sup> )
• <b>Land</b>	13.1 sq mi (34.0 km <sup>2</sup> )
• <b>Water</b>	0.0 sq mi (0.0 km <sup>2</sup> )

**Elevation** 85 ft (26 m)

### Population (2010)

• <b>Total</b>	30,562
• <b>Density</b>	2,248/sq mi (868/km <sup>2</sup> )

**Time zone** Eastern (UTC-5)

• **Summer (DST)** Eastern (UTC-4)

**ZIP code** 06111

**Area code(s)** 860

**FIPS code** 09-52140

**GNIS feature ID** 0213472

**Website** [www.newingtonct.gov](http://www.newingtonct.gov)  
(<http://www.newingtonct.gov>)

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[Cities V](#)

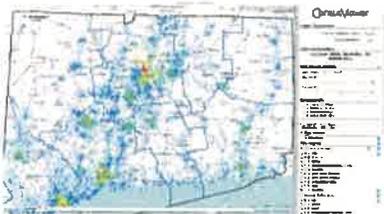
[Counties](#)

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Newington, Connecticut

<http://censusviewer.myshopify.com/393789046> [View Cart](#)

## Newington, Connecticut Population: Census 2010 and 2000 Interactive Map, Demographics, Statistics, Quick Facts



[Compare Versions](#)[Free Version](#)[Buy CSV \\$9.95](#)

Compare population statistics about Newington, CT by race, age, gender, Latino/Hispanic origin etc. [CensusViewer](#) delivers detailed demographics and population statistics from the 2010 Census, 2000 Census, American Community Survey (ACS), registered voter files, commercial data sources and more.

Experience breakthrough technology for census data discovery, population analysis and visualization over Bing Maps. Visually "fly over" a state, viewing in great detail the census blocks, census tracts, cities, counties and various political districts in your selection or "zoom down" to the street level to get demographic statistics and information about the population in an individual census block or census tract.

Click on any map link to see our blazing-fast data visualization over Bing Maps in action. [Read more](#) about the unprecedented demographic insight and analytical power of CensusViewer interactive maps.

[CensusViewer maps, data and statistics pages for all states, counties and cities.](#)

Newington, Connecticut - Overview	2010 Census		2000 Census		2000-2010 Change	
	Counts	Percentages	Counts	Percentages	Change	Percentages
Total Population	30,562	100.00%	29,306	100.00%	1,256	4.29%
<b>Population by Race</b>						
American Indian and Alaska native alone	48	0.16%	35	0.12%	13	37.14%
Asian alone	1,736	5.68%	824	2.81%	912	110.68%
Black or African American alone	1,075	3.52%	609	2.08%	466	76.52%
Native Hawaiian and Other Pacific native alone	4	0.01%	14	0.05%	-10	-71.43%
Some other race alone	642	2.10%	351	1.20%	291	82.91%
Two or more races	621	2.03%	370	1.26%	251	67.84%
White alone	26,436	86.50%	27,103	92.48%	-667	-2.46%
<b>Population by Hispanic or Latino Origin (of any race)</b>						
Persons Not of Hispanic or Latino Origin	28,254	92.45%	28,227	96.32%	27	0.10%
Persons of Hispanic or Latino Origin	2,308	7.55%	1,079	3.68%	1,229	113.90%
<b>Population by Gender</b>						
Female	16,094	52.66%	15,528	52.99%	566	3.65%
Male	14,468	47.34%	13,778	47.01%	690	5.01%
<b>Population by Age</b>						
Persons 0 to 4 years	1,464	4.79%	1,530	5.22%	-66	-4.31%
Persons 5 to 17 years	4,600	15.05%	4,517	15.41%	83	1.84%
Persons 18 to 64 years	18,861	61.71%	17,749	60.56%	1,112	6.27%

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# **FINAL REPORT**

## **Assessment of Residential Satisfaction & Future Housing Interests**

**Town of Newington, CT**

Prepared by John R. Mitrano, Ph.D.  
Professor of Sociology  
Central Connecticut State University

and

The CCSU Community Research Methods Team

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Brandon Dexter  
Karley Ermini  
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Samuel Moore  
Daniel Morton  
Zachary Peterson  
Gillian Rennie  
Molly Rowe  
Rina Villanueva  
Jennifer Zachorewitz

## Fall 2014

### I. OVERVIEW AND METHODOLOGY

In an effort to come to a greater understanding of the housing needs and satisfaction levels among its citizens, the Town of Newington's Housing Needs Study Committee (HNSC) partnered with the Department of Sociology at Central Connecticut State University (CCSU) in Fall of 2014. The purpose of this collaborative effort was to assist the Town of Newington in assessing the housing needs and satisfaction levels among its current residents while providing CCSU students the opportunity to experience and conduct important community-based research. After several preliminary meetings between Dr. John R. Mitrano (Professor of Sociology at Central Connecticut State University) and members of the town's Housing Needs Study Committee, a detailed work plan and accompanying timeline was established. (Please see **Appendix I: "Letter of Understanding"** for more details).

In September of 2014, Dr. Mitrano and his students conducted two focus groups of Newington residents to begin to identify residents' thoughts on current and future housing needs and desires. The town's HNSC members were responsible for recruiting prospective participants. The focus groups were held at the town hall and moderated by members of the CCSU Community Research Methods Team. In the interests of impartiality, no town officials or HNSC members were present during the focus groups. The complete findings from these focus groups are presented in the section of this final report entitled, "**Executive Summary: Focus Group Results**".

Based on themes generated in these focus groups, the CCSU research team then created a preliminary survey for review by HNSC members. The survey was designed to further explore some of ideas generated in the focus groups, as well as measure residents' opinions on a variety of other housing-related matters. After a series of reviews and revisions, a final survey instrument was agreed upon and approved for distribution by the Housing Needs Study Committee.

The original intent was to have the survey distributed to a small sample of Newington residents from which to generalize. However, the study was undertaken at a time in which two major events-- with the potential to greatly affect future land use in the town-- were occurring. These two events were: 1) The demolition of the former National Welding Manufacturing Facility; and 2) The impending completion of the CTfastrak Busway, scheduled to run through a significant portion of the town beginning in March of 2015. As such, the HNSC believed it prudent to survey all of the town's residences to gauge citizens' thoughts on the matter of housing development.

Data-Mail, Inc. of Newington was contracted to print and mail a cover letter, survey, and return envelope to all "residential units" (i.e., non-commercial units) in the town. As such, 13,150 surveys were mailed on October 24, 2014. Residents were instructed to complete and return the surveys by the November 7, 2014 deadline. All surveys post-marked by the deadline were included in the final results.<sup>1</sup> The total number of surveys returned was 3,228 of the 13,150 mailed out, for a response rate of approximately 24.5%. Such a rate is consistent with the rates obtained in other community-wide mail surveys. The complete findings from the survey are presented in the section of this final report entitled, "**Executive Summary: Survey Results**".

The decision of the Housing Needs Study Committee to utilize both qualitative and quantitative methodological approaches in this study was rather prudent. Doing so allowed for a much more comprehensive expression of citizens' needs, desires, opinions, attitudes, concerns, and level of satisfaction than could have occurred through the use of any single method. As a result, the HNSC and town officials now possess a wealth of information to assist in future decisions regarding housing development within the town.

What follows in the remainder of this report are more specific findings emanating from both the focus groups and the town-wide survey. The authors of this report have selected to highlight data that suggested significant themes, desires, and/or differences among groups of residents. However, it must be noted at the outset that this report is intended to merely summarize and present data to town officials. It is beyond the purview of the Community Research Methods Team and the Department of Sociology at CCSU to proscribe any specific policies or actions to be taken based on the data presented. Any formal recommendations or policy decisions that emanate from the data will be solely determined and enacted by Town of Newington officials who have been elected and entrusted to do so in the public's best interests.

## F. SPECIFIC RESPONDENTS: AGE COHORTS

When examining differences in age cohorts, there were several areas and topics in which the differences among the age groups were noteworthy. They include:

- Only 38% of those under the age of 40 intended to stay in their current residence, compared to 58% of those aged 40-59 and 58% of those 60 or older.
- Approximately 56% of those under the age of 40 indicated that they will "definitely" or "probably" be moving in the next 5-10 years, compared to 39% of those aged 40-59 and 32% of those 60 or older.
- Of those probably moving, 41% of those between the ages of 40-59 indicated they "definitely" or "probably" will not be staying in Newington, whereas only 24% of those under 40 and 24% of those 60 or older indicated as such.
- Fully 80% of those 60 or older intended to pay less than \$1,250 a month for housing in the future, compared to 62% of those aged 40-59 and 26% of those under the age of 40.
- In terms of interest in senior housing, 65% of those 60 years or older expressed an interest (with 26% expressing a "high" degree of interest), while only 41% of those 40-59 and 7% of those under age 40 indicating any interest.
- Regarding interest in housing for the disabled, 28% of those 60 years or older expressed any interest, while only 18% of those 40-59 and 8% of those under age 40 indicating any interest.
- In terms of interest in government subsidized housing, 31% of those 60 years or older expressed any interest, while only 17% of those 40-59 and 8% of those under age 40 indicating any interest.
- While there was not much difference among age groups in expressed interest for houses costing less than \$150,000, there appear to be significant differences in interest for houses in the middle and upper-range of costs. Approximately 58% of those under 40 stated any interest in houses costing \$150,000-\$250,000, compared to 47% of those aged 40-59 and 34% of those over age 60. Similarly, 60% of those under 40 expressed any interest in houses costing over \$250,000, compared to 36% of those aged 40-59 and 22% of those over age 60.

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Alfred Benesch & Company  
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Glastonbury, CT 06033  
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F 860-633-1068

March 10, 2015

Amara Community Living  
54 Pond Hill Road  
North Haven, CT 06473

Re: Amara Community Living Development  
Newington, CT

Dear Sirs:

At your request, we have reviewed the proposed development of the Amara Community Living Development on the site for the formerly approved Shoppes at East Cedar Street, along the north side of East Cedar Street just west of the Route 5/15 southbound ramps. The purpose of this review is to compare the anticipated trip generation and potential need for off-site improvements for the proposed new Continuing Care Retirement Community, known as Amara Community Living at Newington to the retail development formally approved for the site. The previously approved Shoppes at East Cedar Street was to consist of a 100 room Hotel, 3,500 square foot Convenience Store with Gasoline Pumps, a 5,256 square foot High-Turnover Sit-Down Restaurant, a 3,000 square foot Drive-In Bank and a 9,000 square foot Shopping Center.

The comparison of anticipated traffic generation for the proposed vs. previous development involves the calculation of the new trips generated by the continuing care facility and comparing them to the previously approved peak hour trip generation for the mixed-use development. The anticipated site generated traffic volumes for the Amara Community Living project were calculated using existing empirical data from the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. This publication contains Land Use trip generation rates for various uses including Land Use 225 Continuing Care Retirement Communities. When the Shoppes at East Cedar Street was approved, the AM peak hour trip generation was not calculated therefore the ITE trip Generation Rates for each of the various land uses were used to calculate the AM peak hour volumes for the mixed use development. The number of new trips that are anticipated to be added to the adjacent roadway network for each development and the difference are presented below in Table 1.

Table 1

	Continuing Care Retirement Community (230 occupied Units)	Shoppes at East Cedar Street	Change	% Decrease
	Trips	Trips	Trips	
ADT	1178	6,382	-5,204	-82%
AM Peak Traffic	45	341	-296	-87%
Entering	29	183	-154	-84%
Exiting	16	157	-142	-90%
PM Peak Traffic	47	483	-436	-90%
Entering	18	247	-229	-93%
Exiting	29	236	-207	-88%

The table above indicates that the number of trips generated by the proposed Amara Community Living Development are significantly lower than the anticipated number of trips associated with the previously approved Shoppes at East Cedar Street. With less than 50 trips being added to the roadway network during the peak hours, the offsite improvements previously required for the construction of the retail development are not required.

If you have any questions or need additional information, please contact us.

Very truly yours,  
Alfred Benesch & Company

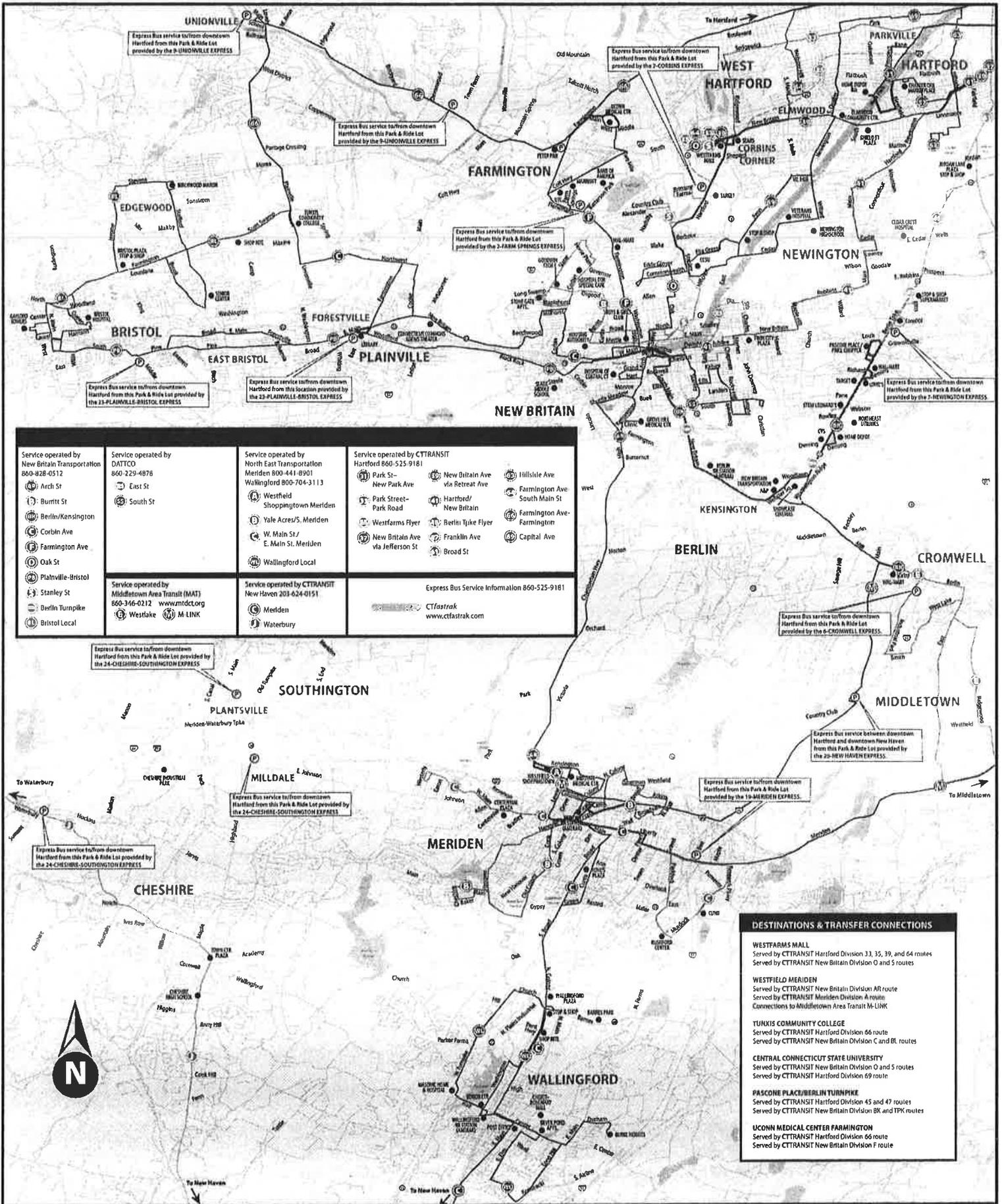


Stephen R. Ulman, P.E.  
Senior Project engineer

(70234)/ Enclosure

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# CENTRAL CONNECTICUT BUS SYSTEM MAP



<p>Service operated by New Britain Transportation 860-828-0512</p> <ul style="list-style-type: none"> <li>Arcl St</li> <li>Burnett St</li> <li>Berlin/Kensington</li> <li>Corbin Ave</li> <li>Farmington Ave</li> <li>Oak St</li> <li>Plainville-Bristol</li> <li>Stanley St</li> <li>Berlin Turnpike</li> <li>Bristol Local</li> </ul>	<p>Service operated by DATCO 860-229-4876</p> <ul style="list-style-type: none"> <li>East St</li> <li>South St</li> </ul>	<p>Service operated by North East Transportation Meriden 800-441-8901 Wallingford 800-704-3113</p> <ul style="list-style-type: none"> <li>Westfield Shoppingtown Meriden</li> <li>Yale Acres/S. Meriden</li> <li>W. Main St./E. Main St. Meriden</li> <li>Wallingford Local</li> </ul>	<p>Service operated by CTRANST Hartford 860-525-9181</p> <ul style="list-style-type: none"> <li>Park St-New Park Ave</li> <li>Park Street-Park Road</li> <li>Westfarms Flyer</li> <li>New Britain Ave via Jefferson St</li> <li>New Britain Ave via Retreat Ave</li> <li>Hartford/New Britain</li> <li>Berlin Tjke Flyer</li> <li>Franklin Ave</li> <li>Broad St</li> <li>Hillside Ave</li> <li>Farmington Ave-South Main St</li> <li>Farmington Ave-Farmington</li> <li>Capital Ave</li> </ul>
<p>Service operated by Middletown Area Transit (MAT) 860-346-0212 www.mtdct.org</p> <ul style="list-style-type: none"> <li>Westlake</li> <li>M LINK</li> </ul>	<p>Service operated by CTRANST New Haven 203-624-0151</p> <ul style="list-style-type: none"> <li>Meriden</li> <li>Waterbury</li> </ul>	<p>Express Bus Service Information 860-525-9181</p> <p><a href="http://www.ctfastrak.com">www.ctfastrak.com</a></p>	

DESTINATIONS & TRANSFER CONNECTIONS	
<b>WESTFARMS MALL</b>	Served by CTRANST Hartford Division 33, 35, 39, and 64 routes Served by CTRANST New Britain Division O and 5 routes
<b>WESTFIELD MERIDEN</b>	Served by CTRANST New Britain Division AR route Served by CTRANST Meriden Division A route Connections to Middletown Area Transit M-LINK
<b>TUNKIS COMMUNITY COLLEGE</b>	Served by CTRANST Hartford Division 66 route Served by CTRANST New Britain Division C and BL routes
<b>CENTRAL CONNECTICUT STATE UNIVERSITY</b>	Served by CTRANST New Britain Division O and 5 routes Served by CTRANST Hartford Division 69 route
<b>PASCOE PLACE/BERLIN TURNPIKE</b>	Served by CTRANST Hartford Division 45 and 47 routes Served by CTRANST New Britain Division BK and TPK routes
<b>UCONN MEDICAL CENTER FARMINGTON</b>	Served by CTRANST Hartford Division 66 route Served by CTRANST New Britain Division F route

