



NEWINGTON TOWN PLAN AND ZONING COMMISSION

REGULAR MEETING and PUBLIC HEARING

Wednesday, March 27, 2013

Town Hall Conference Room L-101, Lower Level
131 Cedar Street, Newington, CT 06111

7:00 p.m.

A G E N D A

I. ROLL CALL AND SEATING OF ALTERNATES

II. APPROVAL OF AGENDA

III. PUBLIC HEARING:

- a. Petition #10-13: Special Exception (Section 6.2.4: Freestanding Business Sign) at 505 Willard Avenue. Hartford Hospital Eye Surgery Center, applicant; Newington Realty LLC, owner; Darcy Roy/National Sign, 7 Burning Tree Lane, Wallingford CT, contact.
- b. Petition #13-13: Special Exception (Section 3.2.8: Charitable Event) at 1989 Main Street ("Churchill Park"). Peter J. Lavery Memorial Scholarship Fund Inc, applicant; Town of Newington, owner; Pamela Lavery, 126 Wilks Pond Road, Berlin CT, contact.

IV. PUBLIC PARTICIPATION (for items not listed on the Agenda; each speaker limited to two minutes)

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. March 13, 2013

VII. NEW BUSINESS:

- a. Petition #11-13: Site Plan Modification at 43 Mountain Road. The Metropolitan District, owner; Beth Nesteriak PE, applicant; Darlene Buttrick, 53 Southampton Road, Westfield, MA contact.
- b. Petition #12-13: Site Plan Modification at 129 Patricia M. Genova Drive. Hartford Hospital, owner; Clinical Laboratory Partners, applicant; James Hughes, 135 Highland Street, Wethersfield CT, contact.

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2013 MAR 21 A 10:48

BY *Tanya D Lane*
TOWN CLERK

VIII. OLD BUSINESS

- a. Petition #38-12: Special Exception (Section 3.15.8: Motor Vehicle Service Use) at 2903 Berlin Turnpike. Wex-Tuck Realty LLC, owner; Bismarck Real Estate Partners Inc, applicant; Jason Mikrut P.E., 54 Tuttle Place, Middletown CT, contact person.
- b. Petition #39-12: Site Plan Approval (“Firestone Complete Auto Care”) at 2903 Berlin Turnpike. Wex-Tuck Realty LLC, owner; Bismarck Real Estate Partners Inc, applicant; Jason Mikrut P.E., 54 Tuttle Place, Middletown CT, contact person.
- c. Petition #40-12: DMV Location Approval (“Firestone Complete Auto Care”) at 2903 Berlin Turnpike. Wex-Tuck Realty LLC, owner; Bismarck Real Estate Partners Inc, applicant; Jason Mikrut P.E., 54 Tuttle Place, Middletown CT, contact person.
- d. Petition #08-13: Special Exception (Section 6.2.4: Freestanding Business Sign) at 1095 Main Street (“Farmington Savings Bank”). New Center Corp., owner; Sign Pro Inc., applicant; Kyle Niles 168 Stanley Street, New Britain CT, contact.
- e. Petition #09-13: Special Exception (Section 6.2.4: Freestanding Business Sign) at 2909 Berlin Turnpike (“Bonefish Grill”). Bonefish Grill, applicant; Wex-Tuck Realty II LLC, owner; Darcy Roy/National Sign, 7 Burning Tree Lane, Wallingford CT, contact.

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING: (April 10 and April 24)

None.

X. TOWN PLANNER REPORT

- a. Staff Report

XI. COMMUNICATIONS

XII. PUBLIC PARTICIPATION (for items not listed on the on the Agenda; each speaker limited to two minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURNMENT

Submitted,

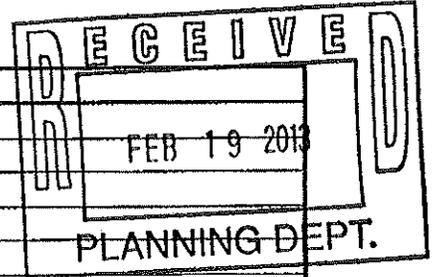


Craig Minor, AICP
Town Planner

Case # 2297

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM



APPLICATION #:	20-13
SUBMITTED DATE:	2/19/13
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 505 Willard Ave ZONE: CO

APPLICANT: Hartford Hospital Eye Surgery Center TELEPHONE: _____

ADDRESS: 505 Willard Ave, Newington CT EMAIL: _____

CONTACT PERSON: Darcie Roy / National Sign TELEPHONE: 203-949-1154

ADDRESS: 780 Four Rod Rd, Berlin CT 06037 EMAIL: jdroy2@comcast.net

OWNER OF RECORD: Newington Realty LLC

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

- Zone Change to the _____ Zone (Public Hearing required)
- Zoning Amendment to Section _____ (Public Hearing required)
- Subdivision
- Resubdivision (Public Hearing required)
- Special Exception per Section 6.2.4 Sign of the Zoning Regulations (Public Hearing required)
- Site Development Plan Approval
- Other (describe in detail) _____

SIGNATURE:

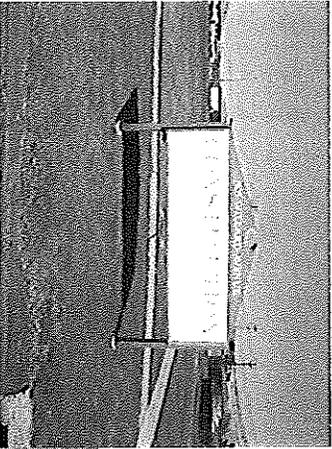
THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE OWNER OF THE PROPERTY AND SUBMITTED ALONG WITH SEVEN SETS OF PLANS AND THE REQUIRED FEE.

<u>Darcie Roy</u>	<u>2/14/13</u>	<u>See attached</u>	
APPLICANT	DATE	OWNER	DATE

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 DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.

Remove existing 36" x 121" (30.25 ft) free standing sign at 7' overall height
 Install new 7' x 7' (28 ft) monument style sign at 5'-6" overall height



EXISTING CABINET SIZE
 121"W X 36"H
 (94" OAH)

Sign # 1



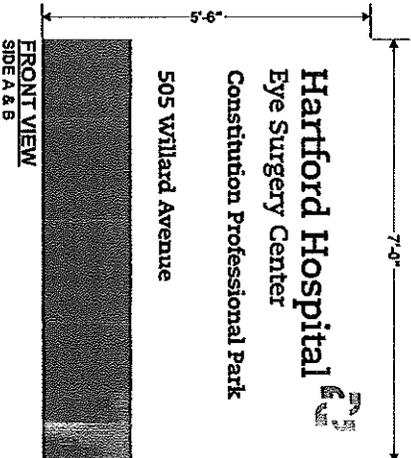
PROPOSED

Hartford Hospital
 Eye Surgery Center
 Constitution Professional Park
 505 Willard Avenue

REV	REVISIONS	BY	DATE
A	CHANGED SIZE OF EYE SURGERY CENTER COPY	CC	11.22.2012
B	CHANGED LAYOUT	CC	01.04.2013

JOP-200398C
 PRESENTATION DRAWING

REVISION: Major Exterior
 Description: EXTERIOR
 DIFF. ILLUMINATED AS MONUMENT



Date: _____
 Customer Approval: _____

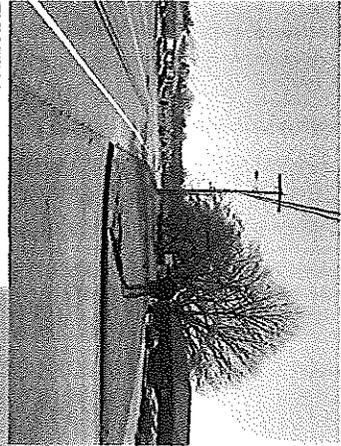
Professional Seal
 I, _____, State of _____, License No. _____, hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of _____.

ENSEIGNES PATISON SIGN GROUP

741 (800) 735-5308 Fax (877) 777-1734 Toll Free 1-800-561-0708
 Client: HARTFORD HEALTHCARE
 Site: NEWINGTON, CT
 Designer: J. PELLETIER
 Drafter: TINA BOLDUC
 Date: 07.05.2012
 Scale: 1/8" = 1'-0"

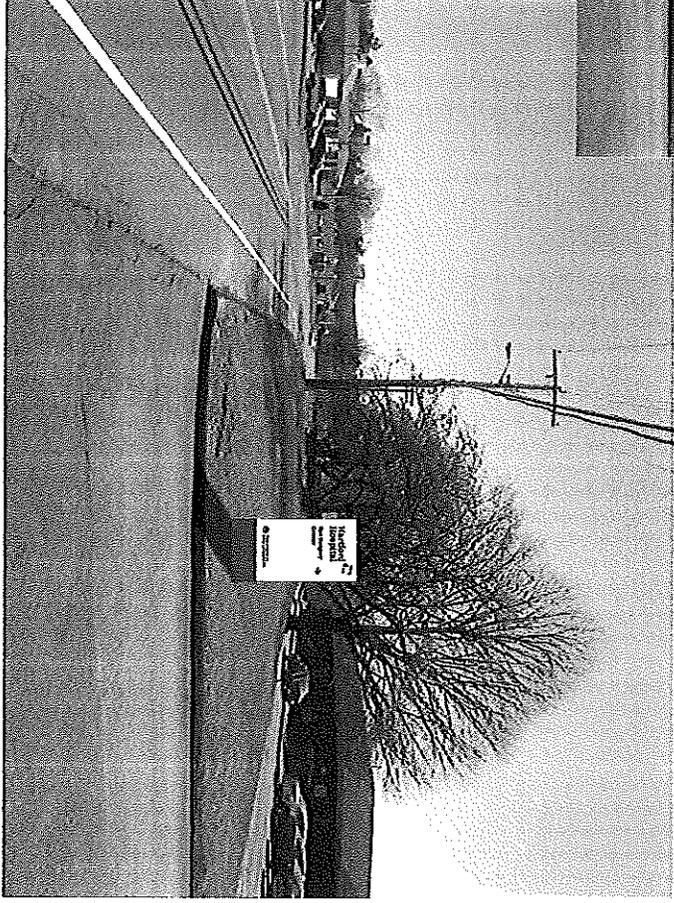
Install new 4'-4" x 21'-8" (11.5 #) monument sign at 5'-4" overall height.

JOP-20039C
PRESENTATION DRAWING
 Installation: Interior Exterior
 Illumination: Non-Illuminated as Monument

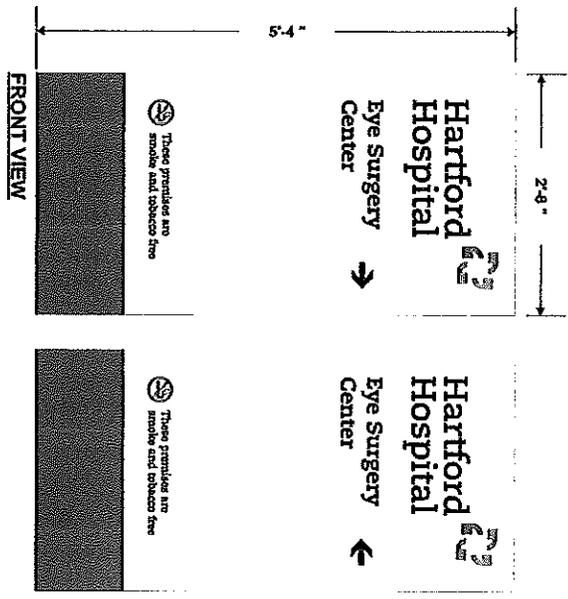


EXISTING

Sign # 2



PROPOSED



Date: _____
 Customer Approval: _____

ENSEIGNES PATTISON SIGN GROUP

101 (906) 725-8395 • Fax (877) 737-1724 • Toll Free 1-800-561-0706

CLIENT: HARTFORD HEALTHCARE
 SITE: NEWINGTON, CT
 CONSULTANT: J. BELLETTER
 DATE: 04/12/2012
 SCALE: 2/8 N.T.S.

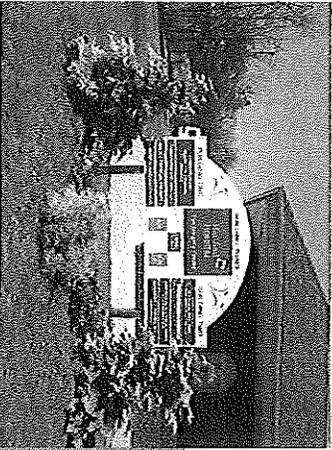
ENSEIGNES PATTISON SIGN GROUP

101 (906) 725-8395 • Fax (877) 737-1724 • Toll Free 1-800-561-0706

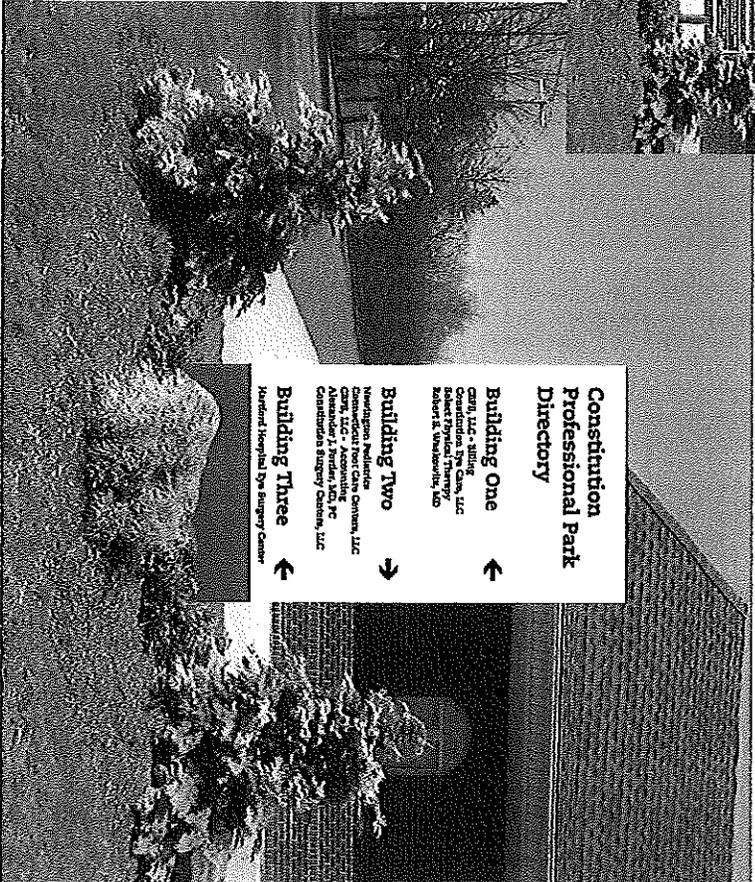
CLIENT: HARTFORD HEALTHCARE
 SITE: NEWINGTON, CT
 CONSULTANT: J. BELLETTER
 DATE: 04/12/2012
 SCALE: 2/8 N.T.S.

Remove existing 49" x 84" (28.6#) directory sign at 6'-3" overall height.
 Install new 71.2" x 41.6" (32.25#) directory sign at 8'-8" overall height.

JOP-20039, c/o Hartford Hospital, Newington, CT



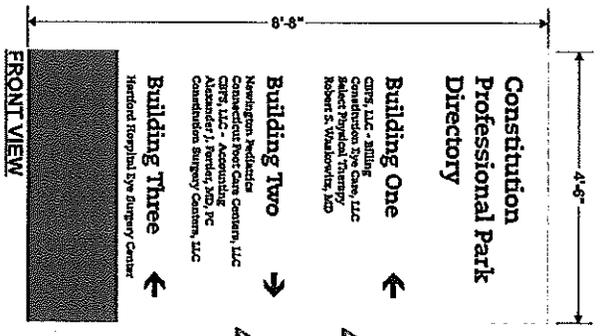
EXISTING:
 49" H X 84" W X 6'-3" (OAH)



PROPOSED

Sign #3

JOP-20039C
 PRESENTATION DRAWING
 Installation: Interior Exterior
 #1: Specifications
 X 1: 1/8" NOMINAL ILLUMINATED CUSTOM SIZE 81
 DIRECTIONAL



REVISION	DATE	BY	DATE
Δ REMOVED EXISTING SIGN TO A 81 DIRECTIONAL	CC	11.22.2012	
Δ CHANGED LAYOUT OF DIRECTIONAL	CC	11.26.2012	
Δ ADDED TEXT ON BUILDING TWO TENANT	CC	01.07.2013	
Δ UPDATED TEXT	CC	01.10.2013	

Date: _____
 Customer Approval: _____

Professional Seal
 I am a duly Licensed Professional Engineer in the State of Connecticut.
 My License No. is _____
 My Commission Expires on _____
 My Signature Expires on _____

ENSEIGNES PATISON SIGN GROUP
 101 (860) 725-5506 Fax (877) 727-1734 Toll Free 1-800-561-9798
 CLIENT: HARTFORD HEALTHCARE
 SITE: NEWINGTON, CT
 CONSULTANT: J. BELLETTER
 DRAFTER: SAM THERIAULT DATE: 04.12.2012
 CHECKER: BUS SCALE: N.T.S.

STAFF REPORT
"Hartford Eye Surgery Center"

March 21, 2013

Petition #10-13

Special Exception (Section 6.2.4: Freestanding Business Sign)

505 Willard Avenue

Darcy Ray/National Sign, applicant

Description of Petition #10-13:

The property is a three-building office park on the corner of Willard Avenue and Alumni Road. The owners would like to replace the existing free-standing sign on Willard Avenue with a new one (Sign #1), and install a "directory sign" (Sign #3) on Alumni Road. See attached site plan.

Staff Comments:

Free-standing business signs are allowed by special exception in any non-residential zone, as are directory signs.

The applicants originally wanted a second free-standing sign (Sign #2) on Alumni Road, in accordance with Section 6.2.4:

"Only one (1) free standing sign may be permitted per property except on corner lots under one ownership the Commission may grant a second free standing sign **when it finds that the frontage length of each intersecting street is at least 500 feet** and that the distance between signs, as measured along the street right of way, is not less than 400 feet.

However, according to the site plan on file, the property has 680' of frontage on Alumni Road but only 360' of frontage on Willard.

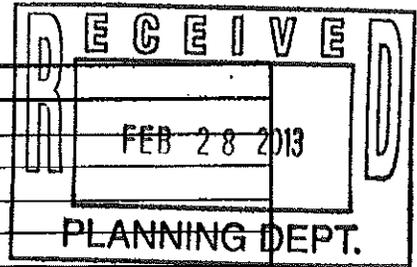
After I informed the applicants that Sign #2 was not allowed, they told me that they would like to revise their application to put the proposed directory sign (Sign #3) on Alumni Road instead of in front of one of the buildings facing Willard Avenue as originally requested. This does comply with Section 6.2.5 (Directory Signs).

Provided nothing derogatory comes up during the public hearing, I have no objection to the TPZ approving this application.

cc:
file

**TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION**

APPLICATION FORM



APPLICATION #:	13-13
SUBMITTED DATE:	2/28/13
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: Churchill Park 1789 Main St, ZONE: R-20

APPLICANT: Peter J. Lavery Memorial Scholarship Fund, Inc. TELEPHONE: _____

ADDRESS: _____ EMAIL: _____

CONTACT PERSON: Pamela Lavery TELEPHONE: 860-712-3469

ADDRESS: 126 Wilks Pond Road, Berlin, CT 06037 EMAIL: lavery57@comcast.net

OWNER OF RECORD: Town of Newington

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

- Zone Change to the _____ Zone (Public Hearing required)
- Zoning Amendment to Section _____ (Public Hearing required)
- Subdivision
- Resubdivision (Public Hearing required)
- Special Exception per Section 3.2.8 of the Zoning Regulations (Public Hearing required)
- Site Development Plan Approval
- Other (describe in detail) _____

SIGNATURE:

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE OWNER OF THE PROPERTY AND SUBMITTED ALONG WITH SEVEN SETS OF PLANS AND THE REQUIRED FEE.

Pamela Lavery 2/27/13

APPLICANT	DATE	OWNER	DATE
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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 DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.



JOHN L. SALOMONE
TOWN MANAGER

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

EVENT APPLICATION

A SITE PLAN SHOWING THE LAYOUT OF THE EVENT MUST BE ATTACHED.

Function Name: 9th Annual Peter J. Lavery Memorial Motorcycle Ride

Location: Churchill Park

Date(s): Sunday, Sept. 15, 2013

The following information must be provided for all applicants. Additional pages may be attached hereto.

Applicant Name: Pamela Lavery

Applicant Address: 126 Wilks Pond Rd Berlin, CT 06037

Phone Number: C- 860-712-3469 H- 860-828-4187 email address: Lavery59@comcast.net

Sponsor/ Organization Name: Peter J. Lavery Memorial Scholarship Fund, Inc

Sponsor/ Organization Address: same as above

Times of Events

	From	To
Set Up and Prepare	6:00 am	8:00 am
Actual Event	8:00 am	2:00 pm
Clean Up and Close	2:00 pm	3:00 pm

Estimated Attendance Figures

Participants	<u>100</u>		<u>Approx</u>
Vehicles	<u>500 motorcycles / 50 Police Bicycles</u>		<u>Approx</u>
Volunteers	<u>50</u>		

Event Description: Motorcyclists arrive, 8:00-9:30 Registration
10:00 G. Van Alst for Police escorted motorcycle ride
11:15 Bikes Return, food provided, DJ music,
t-shirt sales

Is the event located on or does it utilize property owned by the Town of Newington? Yes
 If yes, both a letter of permission from the Town Manager and a Certificate of Insurance for \$1 million per incident must be attached.

Is the event located on or does it utilize private property? NO If yes, the following information must be completed.
 Note: See Section 3.2.8 Zoning Regulations for Special Exception application to the Town Plan and Zoning Commission.
 Property Owner(s) Name and Address:

Phone Number _____
 The property owner(s) original signature(s) must be provided below indicating permission to use premises.

Phone: (860) 665-8510 Fax: (860) 665-8507
 townmanager@newingtonct.gov
 www.newingtonct.gov

Special Features

Will the event include any of the following? Yes No If yes, the event features may require an inspection and/or special permit from the Building, Fire and/or Health Departments.

SPRCIAL FEATURE	YES	NO
Tents/ Canopies	✓	
Open Flame/ Cooking	✓	
Fireworks		✓
Temporary Fencing/ Structures		✓
PortaPotties/ Waste Control	✓	
Food/ Beverage Service	✓	
Electrical Services/ Generators	✓	
Carnival/ Amusement Rides		✓
Inflatables		✓
Street Closure	✓	
Sidewalk Closure		✓
Public Parking Lot Closure	✓	

ALCOHOL

Will there be alcohol at the event? Yes No **PLEASE NOTE THAT ALCOHOL IS PROHIBITED ON SOME TOWN OWNED PROPERTY.**

Type(s) of alcohol Beer/Wine

Will the alcohol be given away? Yes No

Will attendees be permitted to bring their own alcohol? Yes No

Has a liquor license been obtained? Yes No A copy of the license must be attached.

INSURANCE REQUIREMENTS

A Certificate of Insurance naming the Town of Newington as an additional insured **MUST BE ON FILE** with the Director of Administrative Services at least ten (10) days prior to the actual event. Insurance is to be in limits of not less than \$1 million combined single limit personal injury and property damage covering owned and non-owned auto liability, premise liability and comprehensive general including product liability where indicated. If liquor is served, an additional \$2 million liquor liability policy is required naming the Town as additional insured. A separate Certificate of Insurance for \$1 million is required from all carnival and amusement companies. Copies of all Certificates of Insurance required must be provided and must show the name of the event and dates of the coverage prior to the issuance of the event permit. For more information on insurance requirements, please contact Mr. Jeff Baron, Director of Administrative Services, at (860) 665-8510. All companies must be licensed or authorized to conduct business in Connecticut.

CERTIFICATION

I hereby certify that the statements made in this application are true and complete to the best of my knowledge, and that I am authorized to execute this application. Intentional omissions or falsification of information is sufficient grounds for denial of the application and subsequent revocation of the permit. I understand that all transactions in the course of the event are subject to any applicable sales tax. All event participants shall comply with sales tax regulations. I agree to indemnify the Town of Newington and its respective officers, agents, and employees from any and all losses, claims, liabilities, damages, costs, and expenses, including reasonable attorney's fees and court costs, resulting from the conduct of the applicant, sponsor or promoter, their employees or agents, with regard to the event applied for.

Signature of Authorized Agent of Applicant

Print Name Here

Date

2-4-12

**TOWN OF NEWINGTON
EVENT APPLICATION**

An Event Application shall be filed for (a) any event that is held on Town owned property; and / or (b) all special events as defined by Town Code of Ordinances §14-2 and Town of Newington Zoning Regulations §3.2.8.

Town Code of Ordinances §14-2 – “Special Event”: Any public gathering, other than the normal day-to-day operation of existing commercial enterprises, of more than four thousand (4,000) persons assembled at one time for one particular event. Any such public gathering held or sponsored by the Town, any agency thereof, or the Board of Education, shall not be a special event within the meaning of this chapter.

Zoning Regulations §3.2.8: A *Special Exception Permit* shall be required for a use that is for charitable purpose or for the direct support of said local charitable, civic or religious group; such use shall be limited by restrictions and/ or conditions as the Town Plan and Zoning Commission may impose. Permit shall be for such times as the Town Plan and Zoning Commission determines reasonable, but in no case longer than ten (10) days. Applicants must file a separate application for this permit through the Planning Department.

The following shall serve as a guide in preparation of your application:

- If the event is to take place on Town of Newington property, permission must be granted from the Town Manager for each event (i.e., yearly or annual events). Requests should be submitted in writing a minimum of 60 days before the event.
- Signage: All signs and banners must be removed within 24 hours from the site and any posted areas following the event.

DEPARTMENT	CONSIDERATIONS
Police Department	<ul style="list-style-type: none"> • Need for the police detail to conduct order, maintenance, security and traffic control. • Ascertain what crime prevention/ security measures must be implemented prior to the event. • Investigate the legality of the event and the applicant's fitness to be in control of the event. • Review of the traffic plan and impact to surrounding commercial and residential areas.
Fire Marshal	<ul style="list-style-type: none"> • Determine if the proposed use will comply with the State Fire Safety Code. • Applicant must provide such plans, drawings, specifications and information that the Fire Marshal requests. • Determine what fire prevention and emergency medical readiness shall be required prior to the event.
Building Official	<ul style="list-style-type: none"> • Ascertain what provisions of the Connecticut State Building Code must be complied with prior to the commencement of the event.
Zoning	<ul style="list-style-type: none"> • Ascertain what provision of the Zoning Regulations must be complied with prior to the commencement of the event.
Health	<ul style="list-style-type: none"> • Number of portable toilets required. • Food preparation • Ensure food handling is in compliance with all state and local regulations. • §19-13-B81-B96 Connecticut Public Health Code specifically regulates “Mass Gatherings” which are defined as an assembly of 3,000 or more persons at a stated location for a period of eighteen or more consecutive hours.
Parks and Recreation	<ul style="list-style-type: none"> • Availability of facility/ park. • Coordination of services. • Ascertain the need for additional refuse collection, use of utilities, and impact on public use of parks. • Determine if there is a need for a security deposit and all applicable fees and charges • Confirms cancellation/postponement due to weather conditions.

STAFF REPORT
"Peter J. Lavery Memorial Motorcycle Ride"

March 20, 2013

Petition #13-13

Special Exception (Section 3.2.8: Charitable and Civic Event)

1989 Main Street (Churchill Park)

Peter J. Lavery Memorial Scholarship Fund, Inc., applicant

Description of Petition #13-13:

The event is a motorcycle rally conducted as a fundraiser for the applicant organization.

Staff Comments:

Section 3.2.8 allows these events in any non-residential zone by special exception:

"3.2.8 Charitable and Civic Events

The use is for charitable purposes or for the direct support of said local charitable, civic or religious group; provided that such use shall be limited by such restrictions and/or conditions as the Commission may impose. Any permit so authorized shall be for such times as the Commission may determine is reasonable, but in no case longer than 10 days."

The following information is from the Peter J. Lavery Memorial Scholarship Fund website:

The annual MPO Peter J. Lavery Memorial Run, a police escorted motorcycle ride, is held on the 3rd Sunday of September. It is the primary fundraiser for the P.J.L Memorial Scholarship Fund. The 9th Annual Memorial Run will be held on Sunday, September 15, 2013. A donation of \$20 is requested for each motorcycle.

The Operation's Committee includes Newington police officers, family and friends who work together to plan and implement the 35 mile motorcycle ride that has drawn up to 700 bikes and 50 police escorts.

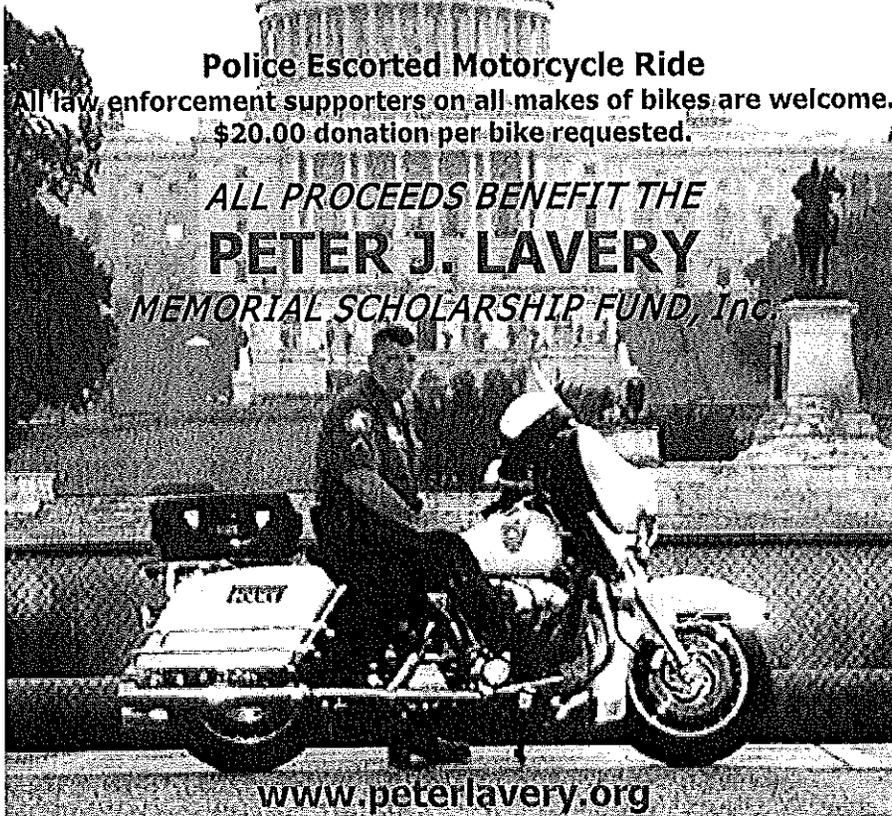
Churchill Park is located at 1991 Main Street in Newington, off the Berlin Turnpike at Bertucci's, just about 1/4 mile down Main Street on the left. Registration begins at 8:00 a.m. and the ride departs at 10:00. We will return to Churchill Park at approximately 11:15 for lunch provided by Stew Leonard's and music provided by Shark Entertainment.

cc:
file

8th Annual Memorial Run

MPO Peter J. Lavery

September 16, 2012



Police Escorted Motorcycle Ride
 All law enforcement supporters on all makes of bikes are welcome.
 \$20.00 donation per bike requested.

ALL PROCEEDS BENEFIT THE
PETER J. LAVERY
 MEMORIAL SCHOLARSHIP FUND, Inc.

www.peterlavery.org

New Location

Churchill Park
 1991 Main Street
 Newington, CT

New Location

Churchill Park
 1991 Main Street
 Newington, CT

Brown Development Corp.

SUPPORTED BY:

Stew Leonard's



SHARK ENTERTAINMENT



OMAR COFFEE COMPANY



GREATER HARTFORD
 POLICE SUPPLY

PRONTO
 PRINTER
 OF NEWINGTON, INC.



Trantolo
 & Trantolo, LLC

Registration from 8:00 AM – 9:45 AM; ride departs at 10:00 AM from Churchill Park,
 1991 Main Street, Newington, Connecticut. Ride concludes at Churchill Park at approximately 11:15 AM.

Lunch is provided by Stew Leonard's with music by Shark Entertainment.

Short- and Long-sleeve T-shirts are sold at the following locations:

CT Police Supply, 105 Fenn Road, Newington
 Greater Hartford Police Supply, 92 Weston Street, Hartford

Gengras, 221 Governor Street, East Hartford
 Mickey Finn's, 559 Berlin Turnpike, Berlin

For more information please visit www.peterlavery.org or like us on Facebook.

RAIN or SHINE

Project Description
Newington Pump Station Improvements Project
The Metropolitan District
Newington, CT

Background:

The Metropolitan District's (the District's) Newington Pump Station (PS) is located at 43 Mountain Road in Newington, near the Berlin Turnpike in the northeastern part of Newington. The pump station boosts water system pressure from the District's West Hartford Gravity Water Level (WL), which has a hydraulic grade elevation of 291.6 (NAVD88 Datum), to the Vexation Hill High Service (HS) Water Level (hydraulic grade elevation 407.0). The Newington Pump Station works in conjunction with the Wethersfield Pump Station, which also pumps water to the Vexation Hill Tanks.

The Newington Pump Station is an above ground pump station constructed in 1964, with upgrades made between 1971 and 1975 that included the addition of a walkway, installation of additional pumps, and valve replacements. Yard drainage modifications were made circa 1990. The pump station currently houses four electric pumps and one diesel engine driven pump.

Proposed Work

Due to the age of the original equipment (approximate service life of 35-50 years), the District plans to replace the pumps, piping, mechanical, and electrical systems in the pump station in order to maintain system reliability and support future growth. The majority of work will be located inside the pump station, with the exception of the following:

- Replace existing buried piping with new ductile iron piping and install new buried metering vault
- Replace existing doors and windows, and refurbishment of existing vandal screens
- Replace existing utility service
- Replace existing retaining wall
- Replace/expand existing paved parking area
- Provide new 350 kW generator
- Provide new geosynthetic reinforced grass paver pulloff area to proposed generator
- Relocate existing 1200 gallon Convault diesel storage tank and provide new interstitial leak detection system and alarms
- Replace existing fencing with new eight foot high black vinyl perimeter security fencing

In accordance with Table 5 in Section 4.5 of the Town of Newington Zoning Regulations, accessory buildings in non-residential zones shall be located only to the rear or side of the principal building and shall be located at least 5 feet from the lot

line. The proposed generator will be located in the side/rear corner behind the pump station, with at least 10 feet between the generator and the lot line.

Schedule

The anticipated project schedule is as follows:

- | | |
|--------------------------------|----------------|
| 1. Final Design Completion | February 2013 |
| 2. Bidding | March 2013 |
| 3. Construction Contract Award | May 2013 |
| 4. Commence Construction | August 2013 |
| 5. Completion of Project | September 2014 |

J:\M\10350\88 - Newington Pump Station\Permitting\Town\Description of Proposed Work.doc

**STAFF REPORT
"MDC Pump Station"**

March 21, 2013

Petition #11-13

**Site Plan Modification for Pump Station in the PL Zone
43 Mountain Road
The Metropolitan District, owner/applicant**

Description of Petition #11-13:

The MDC wants to upgrade the piping, mechanical and electrical systems at their existing pump station on Mountain Road, as well as make some site improvements such as enlarging the parking area and installing a generator.

All permitted activities in the PL zone are "as of right" and do not require a special exception, but site plan modification approval is required.

Staff Comments:

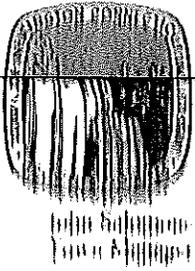
The site improvements that the MDC wants to conduct do not rise to the level that would normally trigger mandatory TPZ-approval of a site plan modification. However, Section 3.21.2 states that

"Before a lot or parcel of land in a PL Zone may be used or a building erected, altered or changed in use, a Site Development Plan must be approved in accordance with this Section as well as Section 5.3.

I reviewed the site plan and noted some minor revisions that are needed to bring it into compliance with the Zoning Regulation's site plan approval requirements (attached).

The Town Engineer is concerned that the increased parking area will exacerbate an existing storm water management problem in the neighborhood. As of this writing his concern has not been resolved.

cc:
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TOWN OF NEWINGTON

111 South Street | Newington, Connecticut 06111
Town Plan and Zoning Commission

111 South Street | Newington, CT 06111
Town Planner

March 4th, 2011

Darlene P. Buttrick, PE
Tighe and Bond
53 Southampton Road
Westfield, MA 01085

Re: TPZ Petition #11-13: Site Plan Modification at 43 Mountain Road. The Metropolitan District, owner; Beth Nesteriak PE, applicant; Darlene Buttrick, 53 Southampton Road, Westfield, MA contact.

Dear Darlene,

I have completed my review of the above-reference plans, and have the following comments. We were only provided with Sheets 2, 5, 8-10, 14 and 21 of a total set of 45.

1. The site plan is lacking a key map at 200-scale (Section 5.3.4.C).
2. The site plan is lacking a zoning data table showing compliance with bulk requirements, parking, etc. (Section 5.3.4.C.1).
3. The direction of storm water drainage flow need to be shown (Section 5.3.4.C.4).
4. The northeast corner and the angle 54.46 feet from the southeast corner are not monumented. All property corners and angles must be monumented (Section 5.3.4.E.7).
5. The pavement width at the driveway entrance should be stated (Section 5.3.4.F.2).
6. The title block is missing the location of the property (Section 7.4.23).
7. A signature block needs to be added (Section 7.4.28).

If you have any questions or comments, please contact me at (860) 665-8575.

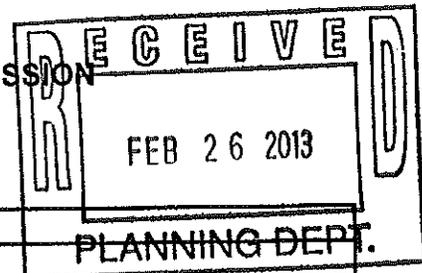
Sincerely,

Craig Minor, AICP
Town Planner

cc:
✓ Town Engineer
✓ file

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM
#3574



APPLICATION #:	12-13
SUBMITTED DATE:	2/26/13
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 129 Patricia M Genova Dr. ZONE: PL
 APPLICANT: Clinical Laboratory Partners TELEPHONE: _____
 ADDRESS: 129 Patricia M. Genova Dr. Newington Ct EMAIL: ATUTTINO@CLPCT.NET Com
 CONTACT PERSON: James Hughes TELEPHONE: 860-604-6909
 ADDRESS: 135 Highland St. Wethersfield Ct EMAIL: jhughes@SNET.NET
 OWNER OF RECORD: Hartford Hosp

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

- Zone Change to the _____ Zone (Public Hearing required)
- Zoning Amendment to Section _____ (Public Hearing required)
- Subdivision
- Resubdivision (Public Hearing required)
- Special Exception per Section _____ of the Zoning Regulations (Public Hearing required)
- Site Development Plan Approval
- Other (describe in detail) _____

SIGNATURE:

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE OWNER OF THE PROPERTY AND SUBMITTED ALONG WITH SEVEN SETS OF PLANS AND THE REQUIRED FEE.

	<u>2/27/13</u>		<u>2/27/13</u>
APPLICANT	DATE	OWNER	DATE

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 DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.

STAFF REPORT
"Clinical Labs"

March 21, 2013

Petition #12-13

Site Plan Modification for Professional Office Building in the PL Zone
129 Patricia M. Genova Drive
Clinical Laboratory Partners, applicant

Description of Petition #12-13:

The tenant of this medical office building wants to install a generator on the site. All permitted activities in the PL zone are "as of right" and do not require a special exception, but site plan modification approval is required.

Staff Comments:

Installing a concrete pad for a generator would not normally trigger mandatory TPZ-approval of a site plan modification. However, Section 3.21.2 states that

"Before a lot or parcel of land in a PL Zone may be used or a building erected, altered or changed in use, a Site Development Plan must be approved in accordance with this Section as well as Section 5.3.

The generator pad will be near the site entrance from the private road that runs through the Hartford Hospital campus. As you can see from the aerial photograph (attached) this location is several hundred feet from any abutting property owner.

I reviewed the site plan and do not have any issues.

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**STAFF REPORT
"Firestone Complete Auto Care"**

March 21, 2013

Petition #38-12

2903 Berlin Turnpike

Special Exception Section 3.15.8 (Motor Vehicle Service Use)

Bismarck Real Estate Partners Inc, applicant

Description of Petition #38-12:

The applicants wish to construct and operate an 8,400 square foot "motor vehicle service use" facility at 2903 Berlin Turnpike in the PD zone. This activity is allowed by Special Exception in the PD zone.

Staff Comments:

Detailed comments will be sent to the TPZ under separate cover.

cc:
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**STAFF REPORT
"Firestone Complete Auto Care"**

March 21, 2013

Petition #39-12
2903 Berlin Turnpike
Site Plan Approval for "Firestone Complete Auto Care"
Bismarck Real Estate Partners Inc, applicant

Description of Petition #39-12:

The applicant wishes to construct and operate an 8,400 square foot "motor vehicle service use" facility at 2903 Berlin Turnpike in the PD zone. The parcel has frontage on the Berlin Turnpike, but is located behind a "Non-Access Highway Line". The applicant is therefore proposing to access the property via the "Bonefish Grill" parking lot next door.

Staff Comments:

Detail comments will be sent to the TPZ under separate cover.

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STAFF REPORT
"Firestone Complete Auto Care" at 2903 Berlin Turnpike

March 21, 2013

Petition #40-12

2903 Berlin Turnpike

Division of Motor Vehicle Approval for "Firestone Complete Auto Care"

Bismarck Real Estate Partners Inc, applicant

Description of Petition #40-12:

The applicant wishes to construct and operate an 8,400 square foot "motor vehicle service use", which requires the operators to obtain a limited repairer's license from the State of Connecticut Division of Motor Vehicles.

Staff Comments:

Section 14-54 of the Connecticut General Statutes states that:

"Any person who desires to obtain a license for dealing in or repairing motor vehicles in a municipality having a population of no less than twenty thousand shall first obtain...a certificate of approval of the location for which such license is desired from...the zoning commission."

This approval is just a formality, since TPZ approval of the related site plan and special exception effectively indicate TPZ approval of this location. But approval of this petition will clear the way for the ZEO to sign off on their DMV license application when it gets to his desk.

Some Commissioners may recall "location approval" as being the responsibility of the ZBA. Your memory is correct. However, the law was changed four times in four years between 2003 and 2006. It is now the responsibility of the TPZ.

If the TPZ approves Petitions #38-12 and #39-12, I recommend approving this petition.

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**STAFF REPORT
"Farmington Bank"**

March 21, 2013

Petition #08-13

Special Exception (Section 6.2.4: Free-standing Business Sign)

1095 Main Street

Sign Pro Inc., applicant

Description of Petition #08-13:

Farmington Bank would like to install a free-standing sign on Main Street in front of their new branch office. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

The public hearing was conducted at the last TPZ meeting, and nothing derogatory came up during the public portion of the hearing.

I have reviewed the plans submitted with this application. The proposed free-standing sign is in accordance with Section 6.2.4.A and 6.2.4.B, and in my opinion the design is "appropriate to the location and the general neighborhood (Section 6.2.4.C).

At the last TPZ meeting, the commissioners noted that if the direction of traffic flow in front of the building is reversed as has been requested by the Commission, putting the sign at the south end of the curbed island may not be ideal. I discussed this with officials of Farmington Bank at the ribbon-cutting last week. They acknowledged the issue, and asked that the petition be approved with the stipulation that if the entrance is moved to the north, the free-standing sign could be too. I told him I did not see any problem with this.

Please note that the size of the sign assumes that Dunkin Donuts (shown as "Tenant 2" on the plans) will not request any more wall signage than they currently have. This is an issue for the landlord, not TPZ, but I wanted that to be part of the record.

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10.1.16
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**STAFF REPORT
"Bonefish Grill"**

March 21, 2013

Petition #09-13

Special Exception (Section 6.2.4: Freestanding Business Sign)

2909 Berlin Turnpike

Darcy Ray/National Sign, applicant

Description of Petition #09-13:

The owners of "Bonefish Grill" would like to put a new sign on the existing pole in the southern corner of the property on Berlin Turnpike. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

The public hearing was conducted at the last TPZ meeting, and nothing derogatory came up during the public portion of the hearing.

I have reviewed the plans submitted with this application. The proposed free-standing sign is in accordance with Section 6.2.4.A and 6.2.4.B, and in my opinion the design is "appropriate to the location and the general neighborhood (Section 6.2.4.C).

cc:
file



TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

John Salomone
Town Manager

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Date: March 21, 2013
Re: Town Planner Report of March 27, 2013

1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:**

a. **Façade Changes at CVS on Main Street:** The ZEO will send CVS a letter giving them two weeks to either restore the windows or file a formal request to modify the original approval. I realize some Commissioners may feel that modification is not an option, but the reality of zoning enforcement is that we have to let them exhaust all possible remedies before we can fine them or take them to court.

b. **Possible Change to Traffic Flow at Farmington Bank:**
I was at the Farmington Bank ribbon-cutting ceremony last week and talked with Farmington Bank Executive VP Ken Burns and Andy Grocki of the New Center Corporation. Ken Burns agreed it was a problem and was willing to look into it, but he was concerned that it might cost them two parking spaces. I then sent an email to their architect asking him to have their site engineer do a quick sketch showing the parking spaces angled the other way.

c. **Pickup truck cabs in front of 135 Fenn Road:** Still pending.

2. **Old Performance Bonds held by Town:**

I have not worked on this since the last meeting.

3. **Status of the "Modern Tire" Appeal of the Motor Vehicle Zoning Amendment:**

Nothing new to report.

4. **Status of "Newington Walk" Subdivision (Toll Brothers):**

Toll Brothers has appealed their denial. This will probably take many months to resolve.

5. **Newington Junction Planning Study:**

Nothing new since my last report.

6. **"Low Impact Development" Regulations Project:**

I met with the consultants to review their proposed Scope of Services. I asked for some changes, and when I get their final proposed Scope I will present it to the LID committee for their approval.

cc:
file

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cminor@newingtonct.gov
www.newingtonct.gov