



NEWINGTON TOWN PLAN AND ZONING COMMISSION

REGULAR MEETING and PUBLIC HEARING

Wednesday, January 23, 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 #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 #02-13: Special Exception (Section 3.15.6: Health Club) at 3153 Berlin Turnpike. McBride Properties, owner; Oana Nita, 55 Highgate Road Apt. B5, Newington CT, applicant/contact person.

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

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. January 9, 2013

VII. NEW BUSINESS:

- a. Petition #39-12: Site Plan Approval ("Firestone Complete Car 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.
- b. Petition #40-12: DMV Location Approval ("Firestone Complete Car 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.

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2013 JAN 17 P 4:06

BY *Tanya D. Lane*

TOWN CLERK

VIII. OLD BUSINESS

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING: (February 13 and 27)

- a. Petition #03-13: Special Exception (Section 3.15.6: Health Club) at 193 Pascone Place. Frederick and Barbara Alciati, owner; Bionic Athletics Inc, applicant; Michael T. Jordan, 40 Hillside Road, Kensington CT, contact person.
- b. Petition #04-13: Special Exception (Section 6.2.4: Free Standing Business Sign) at 40 Commerce Court. Progressive Casualty Insurance Company, owner; Alan Bongiovanni, 170 Pane Road, Newington CT applicant/contact person.

X. TOWN PLANNER REPORT

- a. Staff Report

XI. COMMUNICATIONS

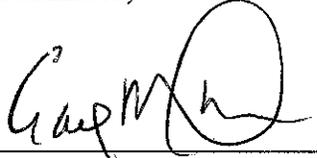
XII. PUBLIC PARTICIPATION (for items not listed on the on the Agenda; each speaker limited to two minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURNMENT

Submitted,



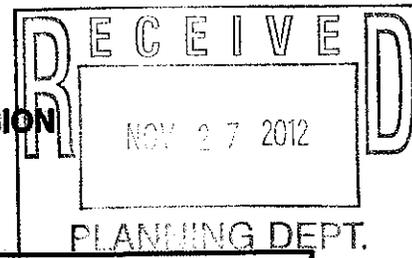
Craig Minor, AICP
Town Planner

#38-12

(fee paid under #38-12)

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM



APPLICATION #: 38-12
SUBMITTED DATE: 11/27/2012
RECEIVED DATE: 11/28/2012
PUBLIC HEARING OPENED:
PUBLIC HEARING CLOSED:
DECISION DATE:
DECISION PUBLISHED:
COA SENT:
MYLAR FILED:

LOCATION OF PROPERTY: 2903 Berlin Turnpike ZONE: PD - Planned Development
 APPLICANT: Bismarck Real Estate Partners, Inc. TELEPHONE: (214) 872-4091
 ADDRESS: 3000 Internet Blvd., Suite 570 Frisco, TX 75034 EMAIL: robert.vann@guggenheimpartners.com
 CONTACT PERSON: VHB - Jason P. Mikrut, P.E. TELEPHONE: (860) 632-1500
 ADDRESS: 54 Tuttle Place, Middletown, CT 06457 EMAIL: jmikrut@vhb.com
 OWNER OF RECORD: Wex-Tuck 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 3.19.1 (3.15.8) 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.

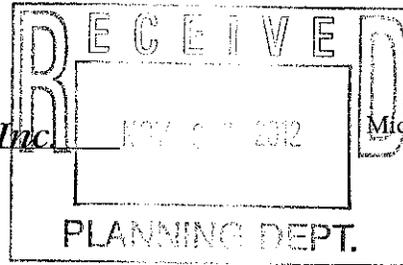
	<u>10-25-12</u>	<u>A. Giordano</u>	<u>10/31/12</u>
APPLICANT	DATE	OWNER	DATE

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.



Vanasse Hangen Brustlin, Inc.



54 Tuttle Place
Middletown, Connecticut 06457
Telephone 860 632-1500
FAX 860 632-7879
www.vhb.com

Transmittal

To: Craig Minor
Town Planner
Newington Town Hall
131 Cedar Street
Newington, CT 06111

Date: November 27, 2012

Project No.: 41671.00

From: Jason P. Mikrut, P.E.

Re: Proposed Firestone Complete Auto Care
2903 Berlin Turnpike

Dear Mr. Minor,

VHB, on behalf of our client, is pleased to submit the following in support of the application for Site Development Plan Approval, Special Exception Approval, and DMV Location Approval from the Newington Town Plan & Zoning Commission for a Firestone Complete Auto Care to be located at 2903 Berlin Turnpike.

- One (1) copy of the Site Development Plan application.
- Check No. 2848 in the amount of \$250.00 for the Site Development Plan application.
- One (1) copy of the Special Exception application.
- Check No. 2849 in the amount of \$200.00 for the Special Exception application (Not included in this package as this check was previously submitted to and received by the Town)
- One (1) copy of the DMV Location Approval application.
- Check No. 2859 in the amount of \$95.00 for the DMV Location Approval application.
- Twelve (12) copies of the site/civil planset titled "Proposed Firestone Complete Auto Care - 2903 Berlin Turnpike, Newington, CT" dated November 26, 2012 as required for the Site Development Application.
- Twelve (12) copies of the color architectural elevations (11x17) as required for the Site Development Application.
- Two (2) copies of the Stormwater Management Report dated October 2012 as required for the Site Development Application.
- Two (2) copies of the Traffic Memorandum dated October 26, 2012 as required for the Site Development Application.
- One (1) copy of the site/civil planset titled "Proposed Firestone Complete Auto Care - 2903 Berlin Turnpike, Newington, CT" dated November 26, 2012 as required for the Special Exception Application.
- One (1) copy of the color architectural elevations (11x17) as required for the Special Exception Application.

Should you have any questions, please contact me at 860-632-1500.

Thank you,

A handwritten signature in black ink, appearing to read "Jason P. Mikrut". The signature is written in a cursive, flowing style.

Jason P. Mikrut, P.E.
Senior Project Engineer

STAFF REPORT

January 17, 2013

Petition #38-12

2903 Berlin Turnpike

Special Exception Section 3.15.8 (Motor Vehicle Service Use)

"Firestone Complete Car Care"

Bismarck Real Estate Partners Inc, applicant

Description of Petition #38-12:

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. This activity is allowed by Special Exception in the PD zone:

For the purpose of this section, "motor vehicle service uses" include but are not limited to those of a limited repairer as defined in Sec. 14-51(a)(4) of the Connecticut General Statutes; the lubricating of motor vehicles, adding or changing of oil or other motor vehicle fluids, changing of tires and tubes, including the balancing of wheels, or installing of batteries or light bulbs, windshield wiper blades or drive belts as described in Sec. 14-51(b) of the Connecticut General Statutes; and the sale of gasoline or any other product under the provision of Sec. 14-319 of the Connecticut General Statutes.

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:

1. The site plan that was submitted in connection with this application has a number of deficiencies, which are covered in the Staff Report for Petition #39-12. The most significant of these is the proposed "overhead service doors" facing Berlin Turnpike. This is not allowed per Section 6.11.7.
2. The new building is to be served by a pair of driveways that connect with the "Bonefish Grill" parking lot at approximately the same place as where the Berlin Turnpike driveway also it. This location is also where an additional row of parking begins. The confluence of all these various elements has the potential to create confusion for motorists. I therefore asked the applicants to submit an engineering analysis of this proposal. As of this writing the applicants have not submitted that analysis.
3. The site is within 100' of a wetland or watercourse. The project received approval from the Conservation Commission on December 18, 2012 with no conditions of approval that impact this application.

cc:
file

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

APPLICATION FORM

OK# 101

APPLICATION #:	02-13
SUBMITTED DATE:	12/21/12
RECEIVED DATE:	1/9/13
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 3153 Berlin Turnpike ZONE: _____

✓ APPLICANT: Oana Nita TELEPHONE: 860 548 6271

✓ ADDRESS: 55 Highgate Rd Apt B5, North, CT EMAIL: oanadr@gmail.com

✓ CONTACT PERSON: Oana Nita TELEPHONE: 860 548 6271

✓ ADDRESS: 55 Highgate Rd Apt B5, North, CT EMAIL: oanadr@gmail.com

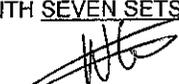
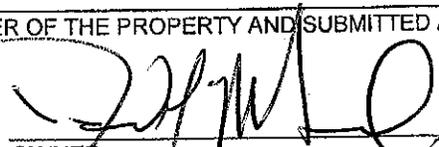
✓ OWNER OF RECORD: McBride Properties, 3153 Berlin Turnpike

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 3.15.6 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.

	12/21/2012		
APPLICANT	DATE	OWNER	DATE

NOTE:

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PREMIUM SPORTS LLC
55 Highgate Rd, apt B5
Newington, CT 06111
Cell Phone: 860 548 6271
email: ladyfitusa@gmail.com



LADY FIT Studio

McBride Plaza - 3153 Berlin Turnpike - Five -
Newington, CT 06111

LADY FIT is a women's only, exclusive and private studio where women of all ages and fitness levels are welcomed to enjoy our unique aerobic classes and special training programs without the use of workout machinery.

Our goal is to create a community centered on leading healthy and balanced lifestyle. Every week, our members will enjoy private personal training, weight management and a wide range of group exercise classes such as Piloxing, Interval Training, P90X, mind and body classes such as Beam Fit, Yoga, Pilates, and dance oriented classes such as Zumba. We will offer from one-on-one personal training sessions, to small group classes (3-4 people) and large group classes (10-12 people). We have a class that suits every woman's taste.

Our staff of qualified personal trainers and group instructors is fully dedicated to providing personalized and progressive fitness programming specifically for women and advisory training sessions that can deliver to each member the best combination workout in order to achieve their fitness goals.

Our facility will offer very clean bathrooms with showers, hair and hand dryers, special area for make up and individual keyed lockers.

Thank you!

Oana Nita
Owner

A handwritten signature in black ink, appearing to read "Oana Nita", is written over a diagonal line that extends from the signature area towards the right side of the page.

Date
12.14.2012

**STAFF REPORT
"Lady Fit Studio" at 3153 Berlin Turnpike**

January 18, 2013

**Petition #02-13
3153 Berlin Turnpike
Special Exception Section 3.15.6 (Health Club) for "Lady Fit Studio"**

Description of Petition #01-13:

This petition is to operate a fitness center in the McBride Plaza at 3153 Berlin Turnpike. This is allowed by special exception in the PD zone. See attached letter from the applicant.

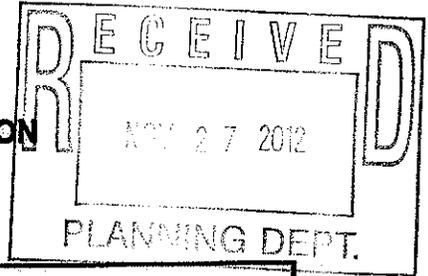
Staff Comments:

I don't have any issues with this application.

cc:
file

39-12

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION



APPLICATION FORM

CR # 2848

APPLICATION #: 39-12
SUBMITTED DATE: 11/27/2012
RECEIVED DATE: 11/28/2012
PUBLIC HEARING OPENED:
PUBLIC HEARING CLOSED:
DECISION DATE:
DECISION PUBLISHED:
COA SENT:
MYLAR FILED:

LOCATION OF PROPERTY: 2903 Berlin Turnpike ZONE: PD - Planned Development
 APPLICANT: Bismarck Real Estate Partners, Inc. TELEPHONE: (214) 872-4091
 ADDRESS: 3000 Internet Blvd., Suite 570 Frisco, TX 75034 EMAIL: robert.vann@guggenheimpartners.com
 CONTACT PERSON: VHB - Jason P. Mikrut, P.E. TELEPHONE: (860) 632-1500
 ADDRESS: 54 Tuttle Place, Middletown, CT 06457 EMAIL: jmikrut@vhb.com
 OWNER OF RECORD: Wex-Tuck 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 _____ of the Zoning Regulations (Public Hearing required)
- Site Development Plan Approval
- Other (describe in detail) _____

SIGNATURE:

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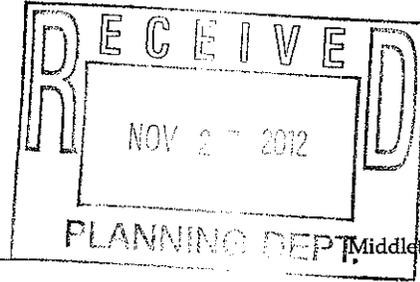
	<u>10-25-12</u>	<u>A. Goufeno</u>	<u>10/31/12</u>
APPLICANT	DATE	OWNER	DATE

NOTE:

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Vanasse Hangen Brustlin, Inc.



54 Tuttle Place
Middletown, New York 06457
860 632-1500
FAX 860 632-7879

Memorandum

To: Bismarck Real Estate Partners
2600 Network, Suite 130
Frisco, Texas 75034

Date: October 26, 2012

Project No.: 41671.01

From: Charles Baker, P.E.

Re: Trip Generation Study
Proposed Firestone Complete Auto Care™
Newington, CT

Vanasse Hangen Brustlin, Inc. (VHB) has been retained by Bismarck Real Estate Partners to conduct a trip generation investigation for a proposed Firestone Complete Auto Care development located at the northern corner of the intersection of Berlin Turnpike (Routes 5 & 15) and Main Street (Route 176) in Newington, CT. This document provides a detailed description of the study methodology and results.

The Town previously approved a development on the project site in 2002 that consisted of an approximately 4,200 square-foot Krispy Kreme store and an approximately 5,160 square-foot specialty retail building. The Krispy Kreme store was constructed but eventually closed, and the specialty retail building was never constructed. As such, the site is currently occupied by one vacant building (the former Krispy Kreme). Access to the site is currently provided via a right-in only driveway on Berlin Turnpike and a full-access driveway on Main Street.

The Town recently approved plans to construct a 5,581 square-foot restaurant (Bonefish) on this site, and a medical office is expected to occupy the 4,200 square-foot building formerly occupied by the Krispy Kreme. Bismarck Real Estate Partners is now proposing to construct an approximately 8,400 square-foot Firestone Complete Auto Care on the northern portion of the site. Access to all three businesses will be provided via the two existing driveways.

Trip generation analyses were conducted to evaluate the traffic expected to be generated by the current overall site development (restaurant, medical office, and Firestone) in relation to the previously approved development (Krispy Kreme and specialty retail). The traffic volumes generated by the former Krispy Kreme store were based on a traffic memorandum prepared by Vanasse & Associates in 2004 (included as attachment). The traffic volumes generated by the previously approved specialty retail building and the currently proposed site uses were estimated based on guidelines set forth by the Connecticut Department of Transportation (CTDOT) and data provided in the 9th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A summary of this trip generation analysis is presented in *Table 1*.

Table 1 – Trip Generation Summary

	Site-Generated Traffic Volumes [†]		
	Weekday	Weekday	Saturday
	Morning Peak	Evening Peak	Midday Peak
<u>Previously Approved Development</u>			
4,200 S.F. Krispy Kreme ¹	118	114	208
5,160 S.F. Specialty Retail ²	35	26	26*
Total Site Trips	153	140	234
<u>Current Site Development</u>			
4,200 S.F. Medical Office ³	18	18	15
5,581 S.F. Restaurant (Bonefish) ⁴	10**	103	79
8,400 S.F. Firestone Auto Care ⁵	24	29	29*
Total Site Trips	52	150	123

Source: Vanasse Hangen Brustlin, Inc.

† Traffic volumes expressed in vehicles per hour entering and exiting site

1 Based on Traffic Memorandum prepared by Vanasse & Associates, Inc., dated March 10, 2004

2 Based on 9th Edition ITE Trip Generation Manual; LUC 826 (Specialty Retail)

3 Based on 9th Edition ITE Trip Generation Manual; LUC 720 (Medical-Dental Office Building)

4 Based on 9th Edition ITE Trip Generation Manual; LUC 932 (High-Turnover (Sit-Down) Restaurant)

5 Based on 9th Edition ITE Trip Generation Manual; LUC 942 (Automobile Care Center)

* Data unavailable for Saturday midday peak, so weekday evening peak hour data used.

** The Bonefish restaurant will not be open for breakfast; therefore, the rates from the ITE Trip Generation were not used for the morning peak period. It was conservatively assumed that 10 trips would occur during the morning peak period to account for potential deliveries and employee trips.

As indicated in the table above, the current overall site development is expected to generate much less traffic than the previously approved development during the weekday morning and Saturday midday peak periods and slightly more traffic during the weekday evening peak period. However, it should be noted that the peak traffic period for restaurants would typically occur later in the evening than the peak traffic period for a medical office or auto repair shop. Since the evening peak traffic periods for each of the proposed land uses will not coincide, the total trips during the weekday evening peak hour listed in the table above should be considered conservative.

Furthermore, the proposed Firestone Complete Auto Care is expected to generate up to 29 vehicle trips per hour during the peak traffic periods, or approximately one vehicle entering or exiting the site every two minutes. These minimal traffic volumes will contribute a relatively minor component of the overall site traffic.

Due to the minimal traffic generated by the proposed Firestone and the fact that the overall development will generate less traffic than the previously permitted development on the site, additional traffic analyses are not recommended for the proposed Firestone development.

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

January 17, 2013

Petition #39-12
2903 Berlin Turnpike
Site Plan Approval for "Firestone Complete Car 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:

1. The site plan has the following deficiencies, which were enumerated in a letter from the Town Planner to the applicant dated January 15, 2013:
 1. The site plan is lacking a key map at 200-scale (Section 5.3.4.C).
 2. Distance and bearing of all property lines need to be included on Sheets C-2 through C-5 (Section 5.3.4.E.2).
 3. Please submit a copy of the "Easement Plan" referred to in Comment #10 on Sheet Sv-1 (Section 5.3.4.E.6).
 4. Please revise an existing Sheet or submit an additional plan at a scale sufficient to show all existing buildings within 100' of the property (Section 5.3.4.E.8).
 5. Please revise an existing Sheet or submit an additional plan at a scale sufficient to show the proximity of this activity to the Planned Residential Zone on Main Street (Section 6.11.5).
 6. Please revise the Zoning Summary Chart on Sheet C-2 to include the amounts of Required and Provided impervious cover. Note that the minimum amount of impervious cover may not include "required yards" (Section 6.10.1).
 7. The two modular block retaining walls have the notation "to be designed by others". This is not acceptable. Design calculation by a registered Professional Engineer must be submitted as part of this application (Section 7.4.8.A).
 8. An area for snow storage needs to be shown (Section 7.4.17).

9. The title block needs to be revised to show the location (street address) and the name of the property owner (Section 7.4.23).
10. A signature block needs to be added to all sheets (Section 7.4.28), including the architectural rendering (Section 5.3.4.D).
11. Overhead service doors are not permitted on the side of the building that faces the Berlin Turnpike (Section 6.11.17).
12. The parking and circulation design shows the extremely wide (70') rear driveway intersecting the "Bonefish Grill" parking lot perimeter road where the perimeter road intersects with the Berlin Turnpike entrance and the eastern parking area. This creates a large area with many potentially conflicting turning movements. As I requested in an earlier email, please submit an analysis of this proposed design.

2. The parking lot shows 42 spaces (including the ten service bays). Since this type of use is not specifically listed in the "Parking Standards" table at Section 6.1.1.C, the plan contains the default "five spaces per 1,000 square feet of gross floor area" for uses not listed in the table. Another way to express this amount of parking is 4.2 spaces per service bay, which is at the high end of what other towns require for this type of use. The applicants submitted a "Trip Generation Study" which also supports the number of parking spaces shown.

3. Copies of the site plans were sent to the Town Engineer, the Fire Marshal, and the Chief of Police ("Legal Traffic Authority") for their review. The Chief of Police had no comments. As of this date I have not received comments from the Fire Marshal. The Town Engineer sent written comments to the applicant on December 5, 2012 but as of this writing those comments have not been addressed to the Town Engineer's satisfaction.

4. While it is not an issue for this applicant, this site plan constitutes a change to the site plan that was approved for "Bonefish Grill". If approved, the operators of "Bonefish Grill" will need to come back to TPZ for site plan modification.

cc:
file

#40-12

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM

CR# 2859

APPLICATION #: 40-12
SUBMITTED DATE: 11/27/2012
RECEIVED DATE: 11/28/2012
PUBLIC HEARING OPENED:
PUBLIC HEARING CLOSED:
DECISION DATE:
DECISION PUBLISHED:
COA SENT:
MYLAR FILED:

LOCATION OF PROPERTY: 2903 Berlin Turnpike ZONE: PD - Planned Development
 APPLICANT: Bismarck Real Estate Partners, Inc. TELEPHONE: (214) 872-4091
 ADDRESS: 3000 Internet Blvd., Suite 570 Frisco, TX 75034 EMAIL: robert.vann@guggenheimpartners.com
 CONTACT PERSON: VHB - Jason P. Mikrut, P.E. TELEPHONE: (860) 632-1500
 ADDRESS: 54 Tuttle Place, Middletown, CT 06457 EMAIL: jmikrut@vhb.com
 OWNER OF RECORD: Wex-Tuck 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 _____ of the Zoning Regulations (Public Hearing required)
- Site Development Plan Approval
- Other (describe in detail) DMV Location Approval

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>Bismarck Real Estate Partners</u>	<u>11/26/12</u>	<u>A. Giordano</u>	<u>11/26/12</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
"Firestone Complete Auto Care" at 2903 Berlin Turnpike

January 17, 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.

cc:
file

ck# 1905

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION
APPLICATION FORM

RECEIVED	
JAN 14 2013	
PLANNING	DEPT.

APPLICATION #:	03-13
SUBMITTED DATE:	1/14/13
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 193 Pascone Place ZONE: PD

APPLICANT: Bionic Athletics, LLC. TELEPHONE: _____

ADDRESS: 40 Hillside Rd, Kensington, CT 06037 EMAIL: mjordan@bionic-crossfit.com

CONTACT PERSON: Michael Jordan TELEPHONE: (720) 384-5966

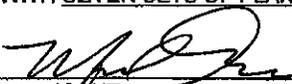
ADDRESS: 40 Hillside Rd, Kensington, CT 06037 EMAIL: m.jordan42@gmail.com

OWNER OF RECORD: Frederick Alciati and Barbara Alciati

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 3.15.6 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.			
	DATE		1/11/13
APPLICANT		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
"Bionic Athletics"**

January 17, 2013

Petition #03-13
193 Pascone Place
Special Exception Section 3.15.6 (Health Club)
"Bionic Athletics Inc", applicant

Description of Petition #03-13:

The applicants wish to operate a "Crossfit" training facility in the vacant building at 193 Pascone Place. This is allowed by special exception in the PD zone. See attached letter from the applicant.

Staff Comments:

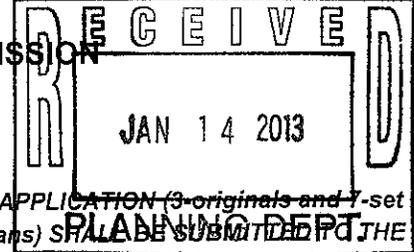
No changes are proposed to the building, so I have no concerns with this application. I recommend the public hearing be scheduled for the next available meeting.

cc:
file

CR# 20106

As required by PA #09-03, \$60 of this application fee shall be paid to the CT Dept. of Environmental Protection

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION
APPLICATION FORM



PLANNING AND ZONING COMMISSION ACTION

APPLICATION #:	04-13
SUBMITTED DATE:	1/14/13
RECEIVED DATE:	
REJECTED DATE:	
PUBLIC HEARING DATE:	
SITE PLAN REVIEW DATE:	
EXTENSION DATE:	
COMMISSION ACTION DATE:	
PUBLIC NOTICE DATE:	
FIRST 65 DAYS:	
SECOND 65 DAYS:	

THIS APPLICATION (3 originals and 7-set of plans) SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION OFFICE TWO (2) WEEKS PRIOR TO A REGULARLY SCHEDULED MEETING. THE APPLICATION SHALL BE RECEIVED BY THE PLANNING AND ZONING COMMISSION AT THE NEXT REGULARLY SCHEDULED MEETING THE 2ND AND 4TH WEDNESDAY OF THE MONTH EXCEPT HOLIDAY PERIODS).

APPLICANT: Alan Bongiovanni C/O Bongiovanni Group, Inc.

ADDRESS: 170 Pane Road, Newington, CT 06111 TELEPHONE: (860) 666-0134

OWNER OF RECORD ON NEWINGTON LAND RECORDS: Progressive Casualty Insurance Co.

COMPLETE DESCRIPTION OF LOCATION OF PROPERTY: 40 Commerce Court

ZONE: I-Industrial

NAME, ADDRESS & TELEPHONE OF PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED:
Alan Bongiovanni C/O Bongiovanni Group, Inc., 170 Pane Rd, TELEPHONE: (860) 666-0134
Newington, CT 06111 CC: Mr. Bill Sell, Progressive Insurance, 5920 Landerbrook Drive,
Mayfield Heights, OH 44124 (440) 829-2414

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

Zone Change to _____ Zone. (Public Hearing)

Amendment to the Zoning Regulations. (Public Hearing)

Filing for Subdivision

Filing for Resubdivision. (Public Hearing)

Special Exception as required by Section _____ of the Zoning Regulations. (Public Hearing)

Site Development Plan Section _____

Special Permit as required by Section 6.2.4 of the Zoning Regulations. (Public Hearing)

Other (Describe in Detail) _____

SIGNATURE (S)

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>1-3-13</u>		<u>1/7/13</u>
APPLICANT	DATE	OWNER	DATE

NOTE:
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STAFF REPORT
"Progressive Insurance"

January 17, 2013

Petition #04-13

40 Commerce Court

Special Exception Section 3.11.6 (Free Standing Business Sign)

Alan Bongiovanni, applicant/contact person.

Description of Petition #04-13:

The owners of Progressive Insurance wish to place a free standing at the intersection of Fenn Road and Commerce Court. It is my understanding that they will remove a panel from the existing "Omar Coffee" business sign on the other side of the street. A Special Exception is required for a free standing business sign.

Staff Comments:

This activity requires an Inland Wetlands permit from the Conservation Commission. They have applied for that permit, but the approval process can take up to two months. Also, according to the Town Engineer, the proposed location is in a conservation easement area that also requires the Conservation Commission's approval.

I will make a recommendation at the meeting as to whether to schedule the public hearing.

cc:
file