



**TOWN PLAN AND ZONING COMMISSION**  
**PUBLIC HEARING AND REGULAR MEETING**  
**Wednesday, October 14, 2015**

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

**7:00 p.m.**

**A G E N D A**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL AND SEATING OF ALTERNATES**

**III. ZONING ENFORCEMENT OFFICER REPORT**

**IV. APPROVAL OF AGENDA**

**V. PUBLIC HEARINGS**

- a. Petition #31-15: Zoning Text Amendment (Section 3.22.1.C: Commercial Vehicle in Residential Zones) to change the definition of "commercial vehicle". Newington TPZ, applicant/contact. Continued from September 9, 2015. Continued from September 9, 2015
- b. Petition #29-15: Special Permit (Section 3.2.5: Convalescent Home) at 238, 256, and 268 New Britain Avenue ("Bel-Air Manor"). Bel-Air Manor Associates, applicant; Bel-Air Manor Associates LLC and Salvatore Sbriglio et al., owners; Matthew Boggio, 88 Ryders Landing Suite 208, Stratford CT, contact. Continued from September 24, 2015.
- c. Show Cause Hearing to Revoke Special Permit #16-14: Special Exception (Section 3.15.3: Outside Restaurant Seating) at 3260 Berlin Turnpike ("Plaza Azteca Restaurant"). Hector Angel, owner; Manuel Rubio, applicant/contact. Continued from September 24, 2015.
- g. Petition #37-15: Special Permit (Section 3.2.1: Churches and Places of Worship) at 800 North Mountain Road. Hartford Liederkrantz Inc., owner; St. Thomas Indian Orthodox Church, applicant; Rev. Fr. Abraham Philip, 10 Lantern Road, Newington CT, contact.
- h. Petition #38-15: Special Permit (Section 3.11.6: Restaurant) at 39-41 Market Square. Sarjac Partners LLC, owner; Nichole Vega and Michelle Dickenson, applicants; Nichole Vega, 163 Francis Street, New Britain CT, contact.

**VI. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**VII. REMARKS BY COMMISSIONERS**

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NEWINGTON LAND RECORDS

2015 OCT -8 AM 10: 29

BY *Tanya D. Lane*

TOWN CLERK

**VIII. MINUTES**

- a. Regular Meeting September 9, 2015
- b. Special Meeting September 9, 2015

**IX. NEW BUSINESS**

- a. Petition #30-15: Site Plan Modification at 80 Fenn Road. Fenn Road 80 LLC, owner/applicant; Joseph Sullo, 312 Murphy Road, Hartford CT, contact.
- b. Petition #28-15: Site Plan Modification at 238, 256, and 268 New Britain Avenue (“Bel-Air Manor”). Bel-Air Manor Associates, applicant; Bel-Air Manor Associates LLC and Salvatore Sbriglio et al., owners; Matthew Boggio, 88 Ryders Landing Suite 208, Stratford CT, contact.
- c. Discuss TOD Zoning Text Amendments.
- d. Discuss Reinstating Previous Auto-Related Use Regulations

**X. OLD BUSINESS**

**XI. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- a. Petition #39-15: Special Permit (Section 3.11.1: Health Club) at 135 Lowrey Place. Lowrey Place Realty LLC, owner; Connecticut Kenpo Karate, applicant; Wayne Tanguay, 48 Buckingham Street, Newington CT, contact.

**XII. TOWN PLANNER REPORT**

- a. Town Planner Report for October 14, 2015

**XIII. COMMUNICATIONS**

**XIV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XV. REMARKS BY COMMISSIONERS**

**XVI. CLOSING REMARKS BY THE CHAIRMAN**

**XVII. ADJOURN**

Submitted,



Craig Minor, AICP  
Town Planner

**STAFF REPORT**  
***“Commercial Vehicle” Definition***

**October 6, 2015**

**Petition #31-15:**

Zoning Amendment (Section 3.22.1.C: Commercial Vehicle in Residential Zone).  
Town Plan and Zoning Commission, applicant.

**Description of Petition #31-15:**

This is a revision to the current definition of “commercial vehicle” as it applies in a residential zone. The proposed amendment was drafted by Assistant Town Planner/Zoning Enforcement Officer Mike D’Amato based on his prior experience as ZEO in the Town of Somers, CT and research he has done on other towns.

**Staff Comments:**

The public hearing has been kept open so that ZEO Mike D’Amato could participate in the discussion. He will be at the meeting on October 14, 2015.

To recap and address the issues that were discussed at the public hearings on August 26, 2015 and September 9, 2015:

1. As requested by TPZ, a DOT-mandated contractor license number may be painted or attached to the side of a vehicle without it counting toward the amount of signage that would make a vehicle “commercial”.
2. Since “trailer” is included in the list of types of potentially commercial vehicles, and only one commercial vehicle is allowed per lot, a self-employed contractor cannot have both a commercial pickup truck and a commercial trailer. I suggest we address this by allowing one additional commercial vehicle (of any type) by special permit. This would give the contractor the opportunity to explain to TPZ why his second commercial vehicle would not impact the neighborhood; give neighbors the opportunity to comment or ask questions; and give TPZ the ability to approve with conditions. None of this would not apply to a recreational trailer, nor to a homeowner’s personal utility trailer.
3. Apparently what used to be considered “construction equipment” is now being marketed to homeowners. As requested at the last meeting I went online and found numerous examples of personal utility equipment designed for the homeowner with a lot of land. See attached. I therefore suggest adding the phrase, “heavy-duty” before “earth moving equipment” to distinguish between commercial-grade construction equipment (prohibited) and the smaller types that a homeowner might have (allowed as-of-right).
4. We recommend adding the word “yard” to the list of definitions at the back of the zoning regulations, to make it clear where a car may be parked in front of a house.

cc:  
file

Text to be removed is shown in ~~bold strikethrough~~. Text to be added is shown in **bold underline**.

Text added since the previous revision is shown in **Arial Black**.

## Section 3.22 Accessory Buildings and Uses Permitted in Residential Zones

### 3.22.1. Accessory Buildings and Uses Permitted

#### C. Commercial Vehicles:

1. A commercial vehicle ~~not larger than one ton and~~ customarily used by the resident for transportation is permitted for each dwelling unit. Such vehicle may be parked on a lot, but shall not be parked in the front yard or in the street right of way ~~and must be owned by the resident.~~
2. **“Commercial Vehicle” is any vehicle or piece of equipment used to carry, deliver, handle or transport goods in the conduct of business, profession, or trade. Commercial vehicles include:**
  - a. **Step vans, cargo vans, box trucks, flat bed or stake bed trucks, buses, semi-trailers, tractor trailers, dump trucks, wreckers and trailers used for commercial purposes.**
  - b. **Heavy-duty earth moving equipment, cement mixers, trenching pipe laying equipment or other similar type of construction equipment.**
  - c. **Any vehicle outfitted with a backup alarm.**
  - d. **Any vehicle with more than 2 square feet of signage affixed to the outside, not including registration and license information identifying the owner/occupant as required by the Department of Transportation and the Department of Consumer Protection.**
  - e. **Any vehicle which has two (2) or more of the following characteristics:**
    1. **Exceeds a gross vehicle weight rating (GVWR) of ten thousand (10,000) pounds;**
    2. **Exceeds seven (7) feet in height from the base of the vehicle to the top;**
    3. **Exceeds twenty (20) feet in overall length;**
    4. **Has more than two (2) axles;**
    5. **Has more than 4 tires in contact with the ground;**
    6. **Used or built to carry more than 8 passengers;**
    7. **Designed to sell food or merchandise directly from the vehicle or trailer itself;**
    8. **Has modifications or attachments including but not limited to a plow, platform rack, hoist, spreader or hopper.**
3. **Personal vehicles used for the transportation of handicapped person(s) shall be exempt.**

**Section 3.24 Prohibited Uses**

**3.24.9 In all residential zones, construction equipment including but not limited to flat beds, stake bed trucks, buses, semi-trailers, tractor trailers, large dump trucks, wreckers, heavy-duty earth moving equipment, cement mixers or other similar type equipment unless operated in conjunction with an approved construction activity.**

**Section 3.4 Special Exceptions Permitted in All Residential Zones**

The following uses are declared to possess such special characteristics that each must be considered a special exception. They may be permitted by the Commission in any residential zone, subject to the following conditions and the provisions of Section 5.2 and 5.3.

**3.4.8 More than one commercial vehicle as defined by Section 3.22**

**Section 9.2 Definitions**

**YARD: The open space that lies between the main exterior wall of the principal building and the nearest lot line.**

**STAFF REPORT**  
***Special Permit for Additions to Bel-Air Manor***

**October 7, 2015**

**Petition #29-15:**

**Special Permit (Section 3.2.5: Convalescent Home)**

**238, 256, and 268 New Britain Avenue (“Bel-Air Manor”).**

**Bel-Air Manor Associates, applicant; Bel-Air Manor Associates LLC and Salvatore Sbriglio et al., owners; Matthew Boggio, 88 Ryders Landing Suite 208, Stratford CT, contact.**

**Description of Petition #29-15:**

The applicants would like to construct an approximately 12,000 square foot addition onto the existing convalescent home, with approximately 40 additional parking spaces.

**Staff Comments:**

This is the third expansion of the original 1956 nursing home (see attached site plans).

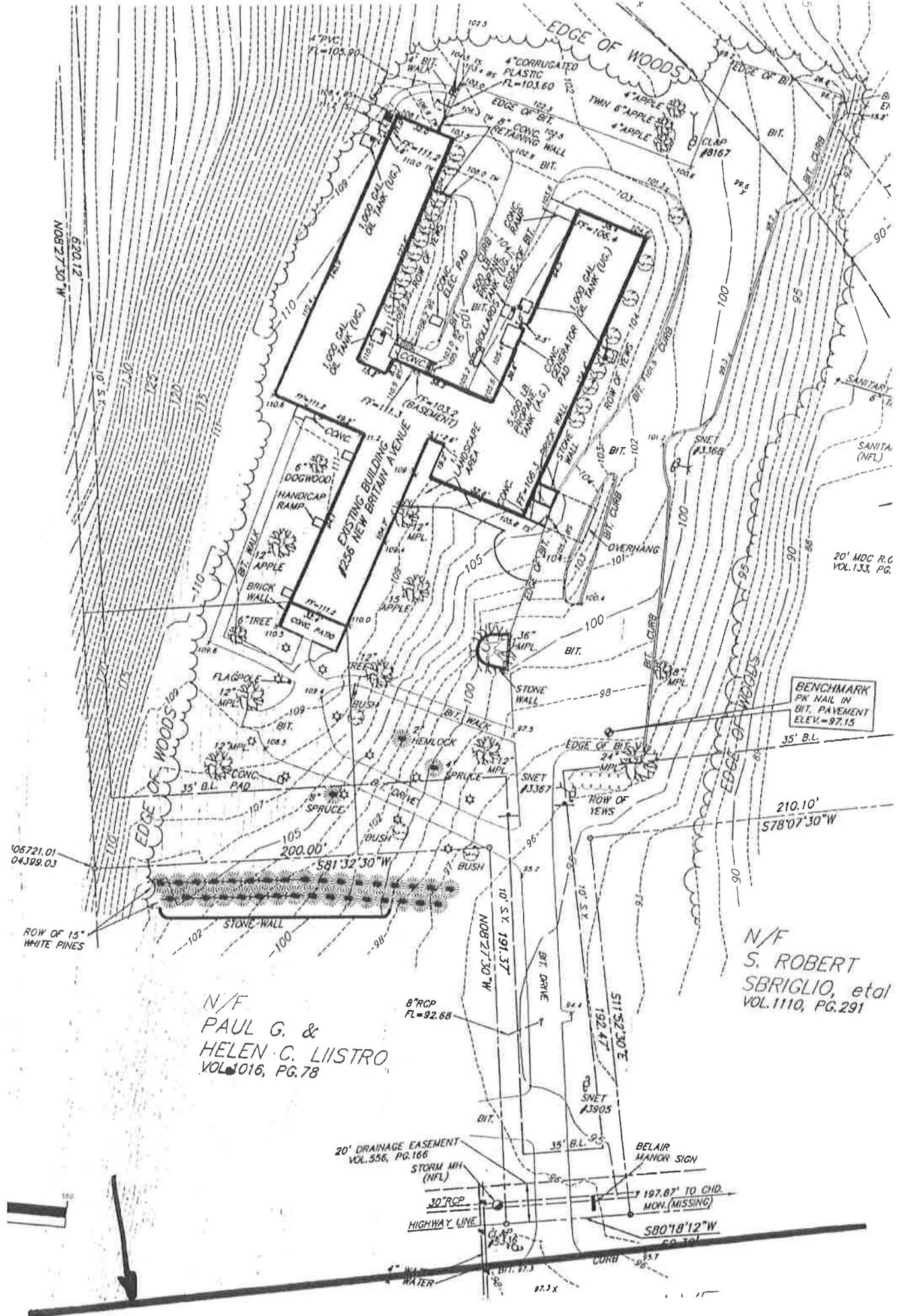
According to our files the first expansion was approved on August 13, 1997 and the second expansion was approved on December 20, 2006 (there was an earlier expansion approved in 1995, but the owners never filed that mylar).

A public hearing is required whenever there is a substantial change to the site plan for a special exception activity. However, for some reason TPZ did not hold a public hearing on either of these expansions – only site plan approval. The 1997 site plan was reviewed and approved at a single meeting. According to the minutes for both applications, no questions were asked about any future additions, and no claims were made by the then-owners.

At the public hearing on September 24, 2015 the applicants agreed to revise the plans to show buffering along the front of the property. As of this writing no revised grading or landscaping plans have been submitted.

The deadline to close the public hearing is tonight (October 14, 2015).

cc:  
Applicant  
Bongiovanni Group Inc.  
file



6'00.12  
N05°27'30"W

106721.01  
04399.03

ROW OF 15  
WHITE PINES

N/F  
PAUL G. &  
HELEN C. LIISTRO  
VOL 1016, PG. 78

N/F  
S. ROBERT  
SBRIGLIO, etal  
VOL 1110, PG. 291

20' DRAINAGE EASEMENT  
VOL. 556, PG. 166

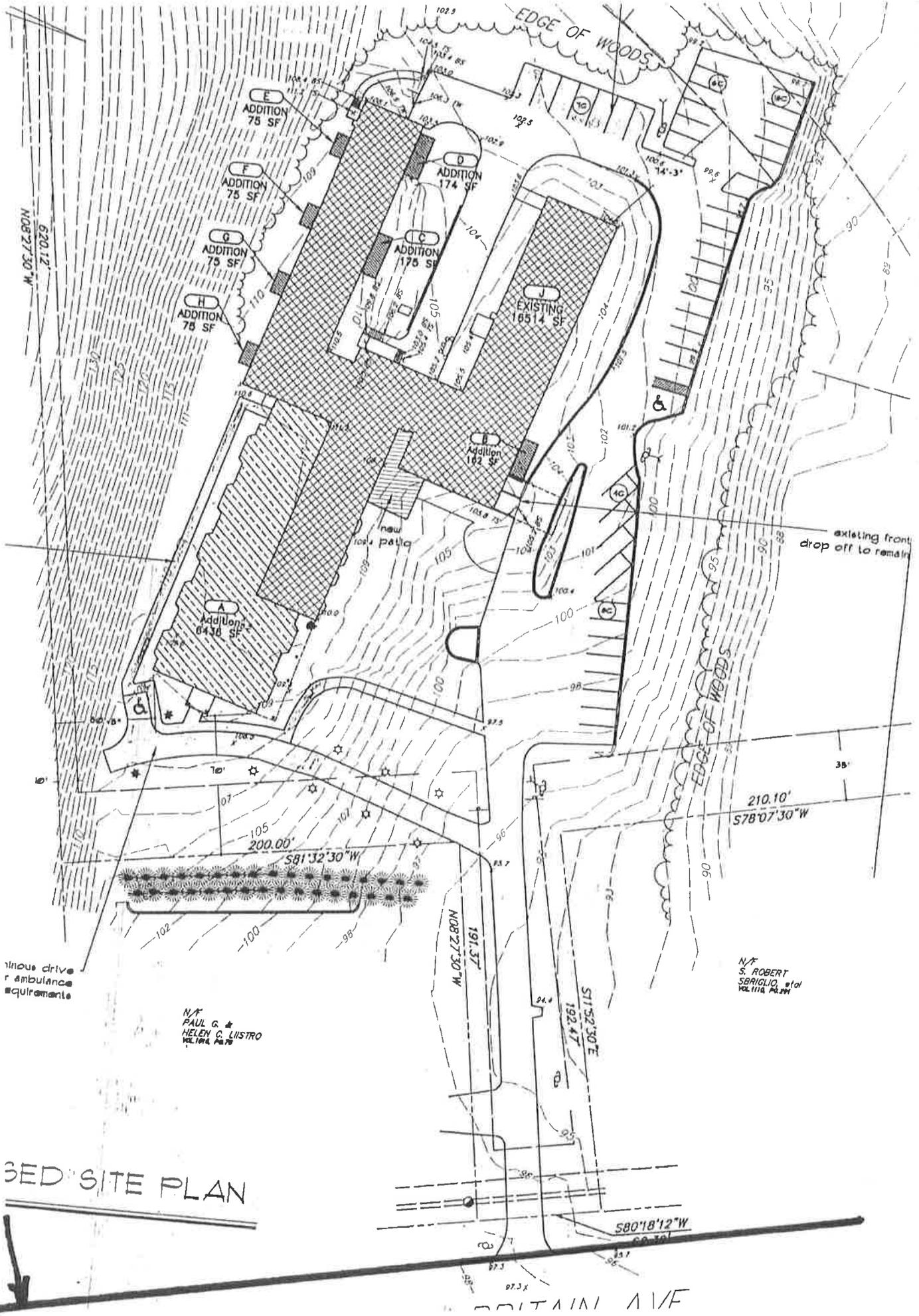
30" RCP  
HIGHWAY LINE

BELAIR  
MANOR SIGN

197.87' TO CHD.  
MON. (MISSING)

580'18'12"W





3ED SITE PLAN

tinous drive  
r ambulance  
requirements

N/T  
PAUL G. &  
HELEN C. LISTRO  
PL 1014 PL 10

N/T  
S. ROBERT  
SERIGLIO, et al  
PL 1114 PL 20

BRITAIN AVE

Mr. Alvin G. Wolfgram, P.E.  
A-L Consulting, LLC  
P.O. Box 863  
Essex, CT 06426

RE: Bel-Air Manor—256 New Britain Ave.  
Administrative Application No. 2007-1A

TO: A-L  
P.O.  
Essex  
Attn:

DATE: Decem

SUBJECT: E  
C  
re  
pe

Dear Mr. Wolfgram:

I have reviewed the subject application and find that it will not have an adverse impact abutting wetlands. Therefore, under the provisions of Section 22A-22A of the State of Connecticut General Statutes an Administrative Permit is hereby issued for the subject application. The permit is issued subject to the following conditions:

- A. Based upon actual field conditions, the Town Engineer in consultation with the chairperson may direct that certain modifications or amendments be effected or construction be completed in the intent of the permit.
- 3. This permit shall be valid for sixty (60) months from the date of this action.
- No permit shall be assigned or transferred without written permission of the Commission.
- No work shall start on the site until the silt fence installation has been approved by the Town Engineer.
- Please advise this office with twenty-four (24) hour advance notice prior to the actual start of work on the property.

will serve as your "Official Notice of Action" and "Permit."

*[Signature]*  
Town Engineer

Town Planner ✓  
Zoning Enforcement Officer ✓

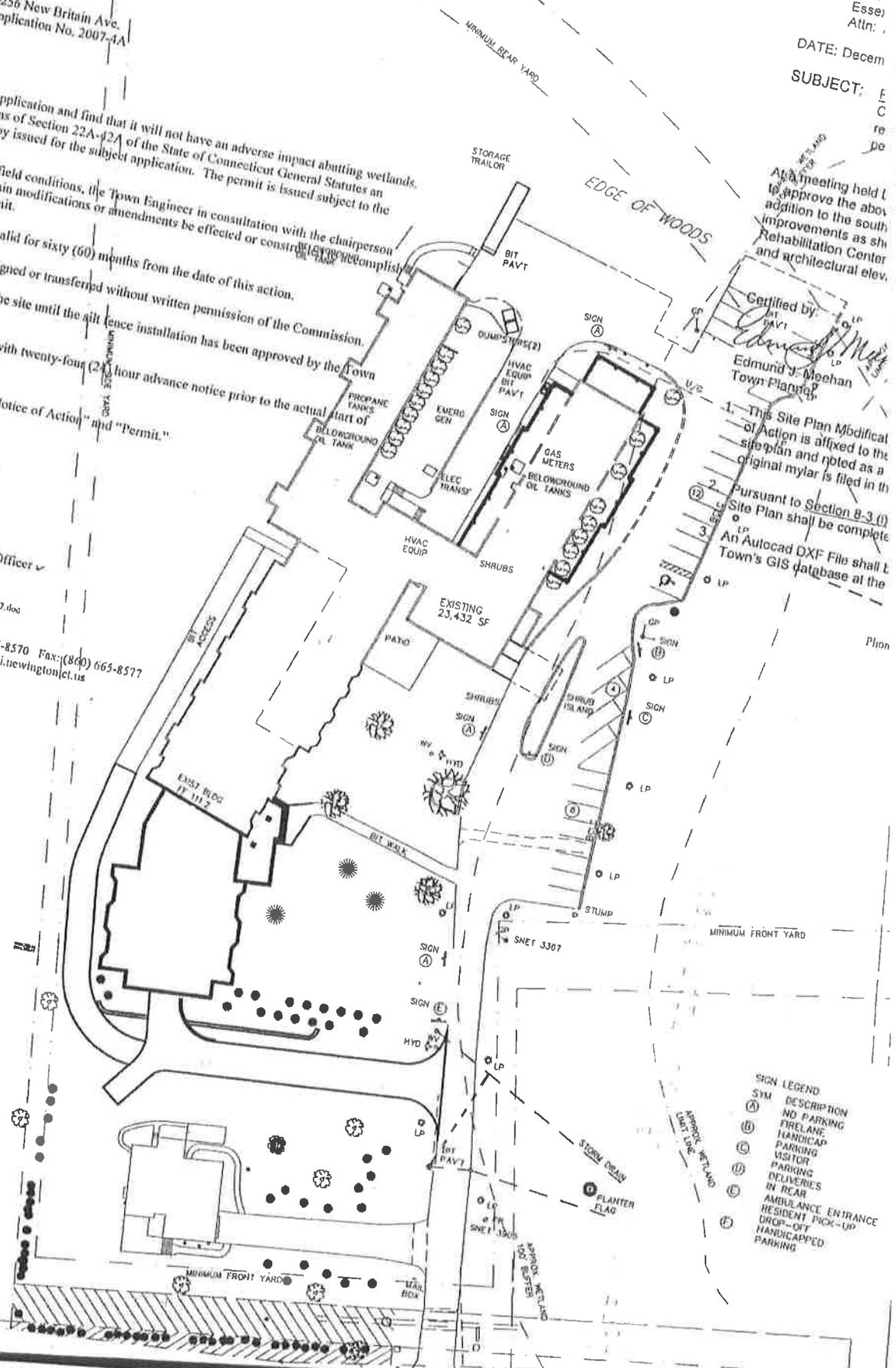
Administrative permit, belair 256 NB Ave, 7-19-07.doc

Phone: (860) 665-8570 Fax: (860) 665-8577  
www.ci.newington.ct.us

At a meeting held to approve the above improvements as shown on the Rehabilitation Center and architectural elev.

Certified by:  
*[Signature]*  
Edmund J. Moehan  
Town Planner

- 1. This Site Plan Modification is affixed to the site plan and noted as a original mylar is filed in the
- 2. Pursuant to Section 8-3(f) Site Plan shall be complete
- 3. An Autocad DXF File shall be Town's GIS database at the



SYM	DESCRIPTION
(A)	NO PARKING
(B)	HANDICAP PARKING
(C)	DELIVERIES IN REAR
(D)	HYDRANT
(E)	VALVE
(F)	WATER MAIN





John Salomone  
Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

September 16, 2015

Matthew Boggio  
Ryders Health Management  
88 Ryders Landing Suite 208  
Stratford, CT 06614

Dear Mr. Boggio,

**Re: Petition #28-15: Site Plan Modification at 238, 256, and 268 New Britain Avenue (“Bel-Air Manor”). Bel-Air Manor Associates, applicant; Bel-Air Manor Associates LLC and Salvatore Sbriglio et al., owners; Matthew Boggio, 88 Ryders Landing Suite 208, Stratford CT, contact.**

I have completed my review of the above-reference site plans, and have the following comments.

The following items are missing or incomplete:

1. Section 5.3.4 (Contents of a Site Plan):
  - a. The data blocks on Sheet 4 should be revised as follows (Section 5.3.4.A.1):
    1. The minimum area required is 1 acre per 30 living units, not 20;
    2. Please add a line indicating the maximum allowable height and the proposed height;
    3. Please add a line indicating the minimum required pervious area and the provided pervious area.
  - b. The proposed sanitary lines should show the direction of flow (Section 5.3.4.A.4).
  - d. Please indicate if there are monuments at the lot corners and angles, and if not, that they are “to be installed” (Section 5.3.4.C.7).
  - e. Architectural elevations of all sides of the addition need to be submitted (Section 5.4.3.B).
  - f. The location of the dumpster enclosure should be shown, if any (Section 5.3.4.C.5).

- g. No landscaping plan was submitted (Section 5.4.3.C.10).
- h. No lighting plan was submitted (Section 5.3.4.C.11 and Section 6.1.1.G).
- i. Please indicate any of the existing trees in the southwest corner of the site have a 6" or greater caliper (Section 5.3.4.A.10).

2. Section 3.2: Special Exceptions Permitted in All Zones:

Section 3.2.5.D states that "Buildings shall be sited, and landscaping and buffer areas provided to assure maximum privacy to the residents and adjoining uses." In my opinion the phrase, "and adjoining uses" refers to the single-family neighborhood across the street. However, no landscaping or other buffering has been proposed. The house at 268 New Britain Avenue to be demolished and replaced with a parking lot (admittedly part of the Bel-Air Manor operation) is single-family in appearance and helps to mitigate the visual impact of Bel-Air Manor on the neighborhood. I recommend you consider reducing the size of the parking lot, and add some vegetative screening and/or berm.

3. Section 6.10: Green Space, Landscaping and Buffer Requirements:

a. Section 6.10.5 states that "Where buffers are required in this regulation [and they are, per Section 3.2.5.D], the following standards shall be met:"

- A. If, in the judgment of the Commission, a buffer is necessary to protect residential areas within or adjacent to the proposed area, the Commission may require landscaping, fencing or other appropriate screening within any required front, side or rear yard, in an amount and location appropriate to the need for such screening.
- B. A minimum buffer area shall be not less than 25 feet in width and planted with evergreens no fewer than 2 rows nor further than 15 feet apart, with trees planted no more than 15 feet apart along each row, staggered to provide maximum screening, and using trees not less than 5 feet in height at time of planting. Suitable existing tree cover may be substituted. When the proposed new development abuts existing Town-owned open space or a designated greenway, the minimum buffer area shall not be less than 50 feet in width. Suitable existing tree cover may be substituted when approved by the Commission. (Effective 3-4-2011)

See my above comment about the parking lot. I recommend you provide this buffer by reducing the size of the new parking lot, and creating a landscaped buffer. According to your parking calculations you are proposing 43 more spaces than are needed; the new parking lot is approximately 30 spaces. I am not suggesting you eliminate this new parking lot completely, because I realize you need parking at the entrance to the new addition. But I believe it can be achieved with less impact on the homeowners across the street.

4. Section 6.1: Off-Street Parking and Loading Regulations:

- a. A parking area with more than three spaces abutting the side or rear lot line of a residential or institutional premises should be screened (Section 6.1.1.F).
- b. No parking lot lighting was shown. Is it your intent to have no parking lot lighting (Section 6.1.1.G)?
- c. It is not clear whether the 10% minimum interior landscaping for the parking lots is provided. Please confirm this, with calculations.

4. Section 7.4: Design Standards

The following information is missing or incomplete:

- a. A location for snow storage must be shown (Section 7.4.17).
- b. The site plan doesn't show where the water service is coming from (Section 7.4.11).

The Town Engineer will submit separate comments on the stormwater management (LID) design.

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

Sincerely,



Craig Minor, AICP  
Town Planner

cc:

✓ Bongiovanni Group, Inc.  
file

**STAFF REPORT**  
***Plaza Azteca Special Permit Revocation***

**October 7, 2015**

**Revoke Special Permit #16-14: Special Exception (Section 3.15.3: Outside Restaurant Seating)**  
**3260 Berlin Turnpike ("Plaza Azteca Restaurant")**  
**Hector Angel, owner; Manuel Rubio, applicant/contact.**

**Description:**

An incident occurred on May 5, 2015 at the Plaza Azteca restaurant at 3260 Berlin Turnpike in connection with the "Cinco de Mayo" special event conducted there. The numbers of customers inside the building exceeded safe levels, resulting in an Incident Report filed by the Newington Police Department and the closing of the restaurant by the Newington Fire Marshall. The applicant apparently has not complied with one or more of the "conditions" of Special Permit #16-14. The TPZ is therefore considering revoking the third year of the three-year Special Permit #16-14. The purpose of this hearing is to give the applicant the opportunity to tell the TPZ what happened that night, and to say why the permit should not be revoked.

**Staff Comments:**

I have no new information since the last meeting.

c:  
file

**STAFF REPORT**  
***Special Permit for Church at 800 North Mountain Road***

**October 7, 2015**

**Petition #37-15:**

**Special Permit (Section 3.2.1: Churches and Places of Worship)**

**800 North Mountain Road**

**Hartford Liederkrantz Inc., owner; St. Thomas Indian Orthodox Church, applicant; Rev. Fr. Abraham Philip, 10 Lantern Road, Newington CT, contact.**

**Description of Petition #28-15:**

The applicants would like to purchase the building and conduct religious services there. This is allowed by special permit in all zones.

**Staff Comments:**

The applicants have submitted a very detailed description of the property and their organization (see attached).

The proposed use appears to be essentially the same as the previous use. I have no comments.

cc:  
file



Petition # 37-15

COPY

TOWN OF NEWINGTON  
TOWN PLAN AND ZONING COMMISSION  
APPLICATION FORM

LOCATION OF PROPERTY: 800 North Mountain Road ZONE: I - Industrial

APPLICANT: St. Thomas Indian Orthodox Church TELEPHONE: 860.656.7703

ADDRESS: 10 Lantern Hill, Newington CT 06111 EMAIL: cherianellukalayil@yahoo.com

CONTACT PERSON: Rev. Fr. Abraham Philip TELEPHONE: 917.691.0400

ADDRESS: 10 Lantern Hill, Newington CT 06111 EMAIL: philemonacha@gmail.com

OWNER OF RECORD: Hartford Liederkrantz Inc.

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

- Zoning Map Change from the \_\_\_\_\_ to the \_\_\_\_\_ Zone (Public Hearing required).
- Zoning Text Amendment to Section \_\_\_\_\_. 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 3.2.1 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:**

	<u>09/09/2015</u>		<u>9/9/2015</u>
APPLICANT	DATE	OWNER	DATE

**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 BUILDING THE PROPERTY.

**St. Thomas Indian Orthodox Church**  
10 LANTERN HILL, NEWINGTON, CT 06111

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September 10, 2015

Town of Newington  
Town Plan and Zoning Commission  
131 Cedar Street  
Newington, CT 06111-2644

Respected TPZ Commission Members,

Please find attached an application for a special exception request for the property at 800 North Mountain Road. If there are any questions, please contact me at [binu\\_chandy@sbcglobal.net](mailto:binu_chandy@sbcglobal.net) or 860-465-7680.

Thank you in advance for your kind consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Binu Chandy". The signature is written in a cursive style and is positioned to the left of the printed name.

Binu Chandy

(on behalf of Rev. Fr. Abraham Philip, St. Thomas Indian Orthodox Church)

**Project Overview**

<b>Applicant:</b>	St. Thomas Indian Orthodox Church
<b>Property Location:</b>	800 North Mountain Road (see attached site plan/project area map)
<b>Zoning:</b>	Industrial (I)
<b>Property Size:</b>	0.94 acres
<b>Current Owner:</b>	Hartford Liederkranz Inc.
<b>No. of structures:</b>	1 one-story building (total of 4,910 square feet)
<b>Current Use:</b>	German social club
<b>Special Permit Request:</b>	Applicant requests special exception as per Section 3.2.1 of the Zoning Regulations to allow use of property as a church/place of worship.

**Background and Project Description**

The building on the property was constructed in 1972 and has been used as a German social club ever since. The property was placed on the market in August 2015. The Applicant, St. Thomas Indian Orthodox Church, is currently negotiating purchase of the property from the Owner.

The building has a large assembly hall at the south end (approximately 2,200 sq ft) which is proposed to be converted for use as the worship area/sanctuary. The hall seats 260 people which is sufficient for the Applicant's current size (approximately 20 member families). The current bar area at the north end (approx. 1,600 sq ft) is proposed to be converted for use as social space and as Sunday School.

All improvement/reuse/renovation activities will be limited to within the building space. There will be no exterior improvements or change in the site plan. There will be no increase in the building's gross floor area. There will be no new structures or additions to the property. There will be no improvements to the current landscaping, lighting or parking area. There will be no need for additional parking spaces. Also, this application does not include a request for new signage.

The church will have weekly service and Sunday School on Sunday mornings from 8:00 AM to early afternoon. Various church organizations such as the Sunday School, Women's Group, Youth Group, Charity Group etc. may occasionally meet on Saturday evenings as well.

**Applicant Description and Need for Proposed Use**

The St. Thomas Indian Orthodox Church (STIOC) was founded in September 2010 by a group of Indian Orthodox Church members. STIOC is registered as a religious organization with the State of Connecticut. The Indian Orthodox Church is as old as Christianity itself. St. Thomas, Jesus Christ's disciple, travelled to Kerala at the southwest tip of India, and converted many of the natives to Christianity. The St. Thomas Indian Orthodox Church belongs to the Northeast American Diocese whose history in the U.S. began in the 1960s with the immigration of Indians to the US. There are a number of churches that belong to this Diocese in Pennsylvania, DC, Virginia, New Jersey, New York, Massachusetts etc. The St. Thomas Church is the first church under this diocese in the State of Connecticut.

Until 2010, the Indian Orthodox Church members had to travel to Boston or New York churches to worship and be part of the Church. In 2010, once St. Thomas was established, we were renting space in other church buildings to conduct worship services. Most recently we have been renting out the basement space in the Grace Episcopal Church in Newington on Sunday mornings. The Grace Episcopal Church has been very welcoming to our Parish and has tried their best to accommodate all our needs. However, on certain

weekends they require the whole church space (including the basement where we conduct our worship) and therefore, we have been at times unable to conduct Sunday worship. The small group has grown moderately from about 6 member families to about 20 families and we are ready for our own home. This opportunity to purchase the Hartford Liederkrantz property seems to be timely for the St. Thomas Church to have its own place and regular church service for its members. Many of our members are residents and tax-payers of the City of Newington. Newington has been a central and convenient location for all of our members from all around Connecticut to attend.

### **Impact on Character of the Neighborhood**

The proposed use will not alter the character of the neighborhood in any way. The current use includes gathering of people for social/entertainment purposes. The proposed use will enable gathering of people for worship/religious purposes.

There will be no increase in the number of people compared to the previous use. On an average Sunday, there will be only 60 to 80 people that will converge on to this property.

Other neighboring properties and uses include two other social clubs, many smaller industrial properties and businesses (such as a landscaping company and tools supply), some offices, a Hindu temple, and a church (Grace Bible Community Church operating in an office building). The proposed church use will be compatible to the current uses and will not impact them especially since the church will operate mostly on Sunday mornings and Saturday evenings.

There will also be no noise impacts to the neighborhood. The noise generated during worship will not be louder than the noise generated during gatherings at the Hartford Liederkrantz Club. Services will be conducted within the building and only on Sunday mornings (after 8:00 AM). All windows are totally sealed and therefore, there is hardly any potential for noise to escape from within the building. There will also be no outdoor church bells that may disturb the neighborhood.

It may also be noted that the closest residential property/cluster is on Abbotsford Avenue and over 500 feet (as the crow-flies) from the property. In addition this cluster of residential units is buffered from the proposed use by a number of buildings and trees and therefore will not be impacted by any potential noise within the property.

### **Impact on Traffic and Parking**

The proposed use will not generate any additional traffic compared to the current use. Therefore, there will not be any potential impacts to circulation on the neighboring streets and connecting roads. Moreover, the church will operate only on Sunday mornings and certain Saturday evenings

There are currently 75 parking spaces on the property. On most Sundays, we will need about 20 to 30 parking spaces. Certain festival days such as Easter and Christmas may see an increased need for parking, but only for up to a maximum of 50 parking spaces. As such, there is surplus parking on the property for the proposed use.

### **Impact on Public Water and Sewer**

The property is served by public water and sewer. The German Club was designed to accommodate about 250 people at any time. On average Sundays we expect 60 to 80 people and on festival days we expect about 100 to 120 people. The proposed use will therefore, not overload the water and sewer systems. There is also not going to be any change in the parking or landscape area, therefore there will be no impact to the storm-water system.



# 800 North Mountain Road



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### Legend

- Parcel
- 2012 color aerial photo
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

### Notes

Notes

**STAFF REPORT**  
***Special Permit for Restaurant at 39-41 Market Square***

**October 7, 2015**

**Petition #38-15:**

**Special Permit (Section 3.11.6: Restaurant)**

**39-41 Market Square**

**Sarjac Partners LLC, owner; Nichole Vega and Michelle Dickenson, applicants; Nichole Vega, 163 Francis Street, New Britain CT, contact.**

**Description of Petition #328-15:**

The applicants would like to open a small restaurant in one of the units in this building. "Restaurant" is allowed by special permit in the B-TC zone.

**Staff Comments:**

My understanding is that the other tenants in this multi-tenant building are personal service shops (hair and nail salons). The applicants would like to sell soups, salads and sandwiches to the customers of these personal service shops, as well as to the general public.

According to the site sketch there is approximately 100 square feet of "floor area open to the public". That requires less parking than the previous retail tenant in this space.

I have no concerns with this application.

cc:  
file



TOWN OF NEWINGTON  
TOWN PLAN AND ZONING COMMISSION  
APPLICATION FORM

LOCATION OF PROPERTY: 39 Market St. ZONE: B-TC  
APPLICANT: Nichole Vega / Michelle Dickerson TELEPHONE: 660-819-8390  
ADDRESS: 1163 Francis St. N. Bntein 06053 EMAIL: victor.vega@sbeglobal.net  
CONTACT PERSON: Nichole Vega TELEPHONE: 660-819-8390  
ADDRESS: \_\_\_\_\_ EMAIL: SAME  
OWNER OF RECORD: Building manager Sharon Sheily  
860-978-9253

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

- Zoning Map Change from the \_\_\_\_\_ to the \_\_\_\_\_ Zone (Public Hearing required).
- Zoning Text Amendment to Section \_\_\_\_\_. 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 3.12.1A 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:

	10-16-15	<u>See attachment</u> →	
APPLICANT	DATE	OWNER	DATE

**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.

## **Newington Planning and Zoning Committee**

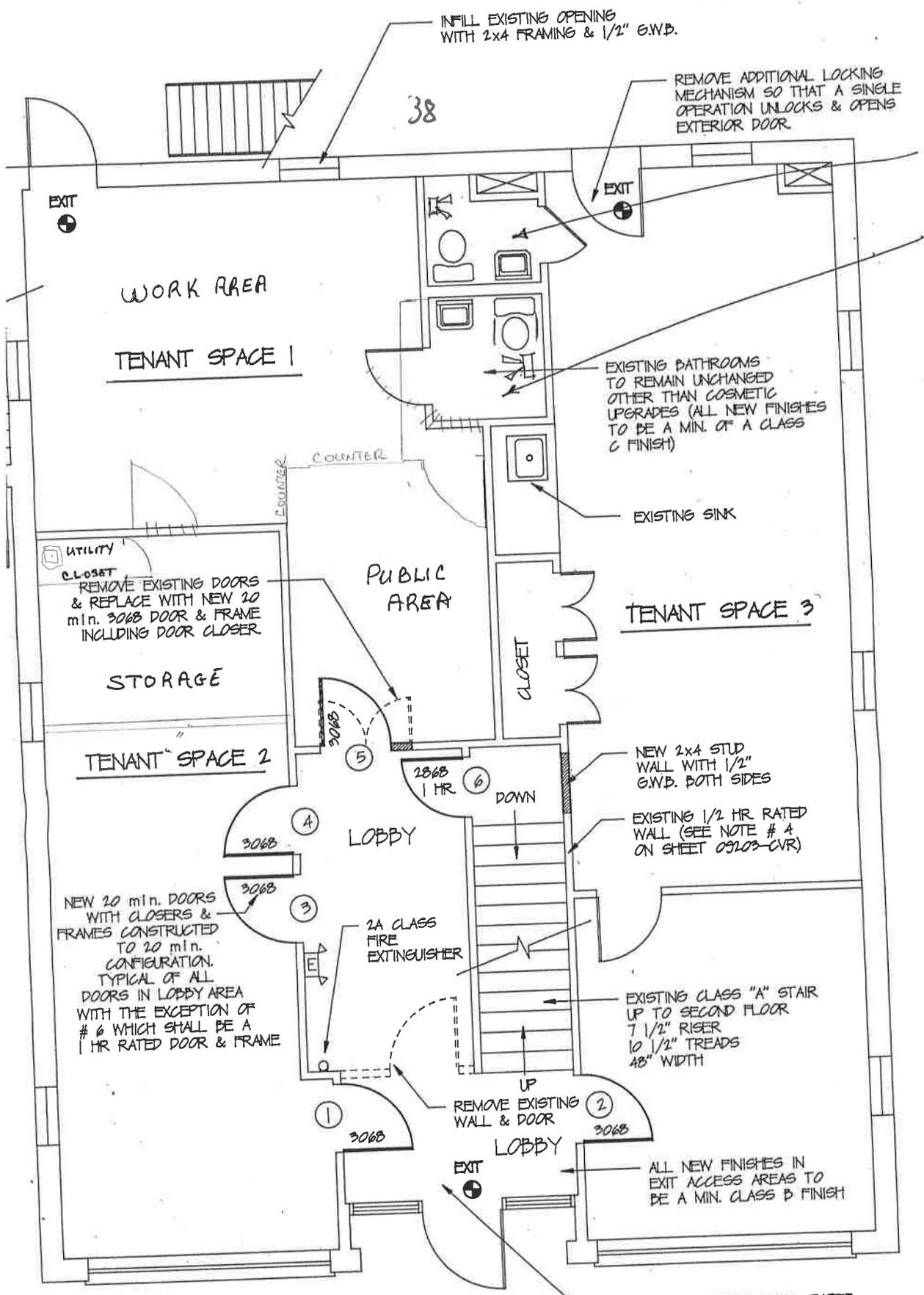
### **Proposal for Cake Walk Cafe**

**39-41 Market Square**

**Newington, Ct 06111**

- **Menu to consist of soup, salad, sandwiches, dessert**
- **Emphasis on wholesome, healthy food**
- **200 sq ft public area (including bathroom)**
- **Seating 10-12 patrons**
- **Predominately serving clients of Envy Hair Salon (located in same building) but open to the public**
- **Operate 5 days a week Tuesday - Saturday 9Am - 3PM**
- **Sign to comply with signage total for building of 38 sq ft**

49

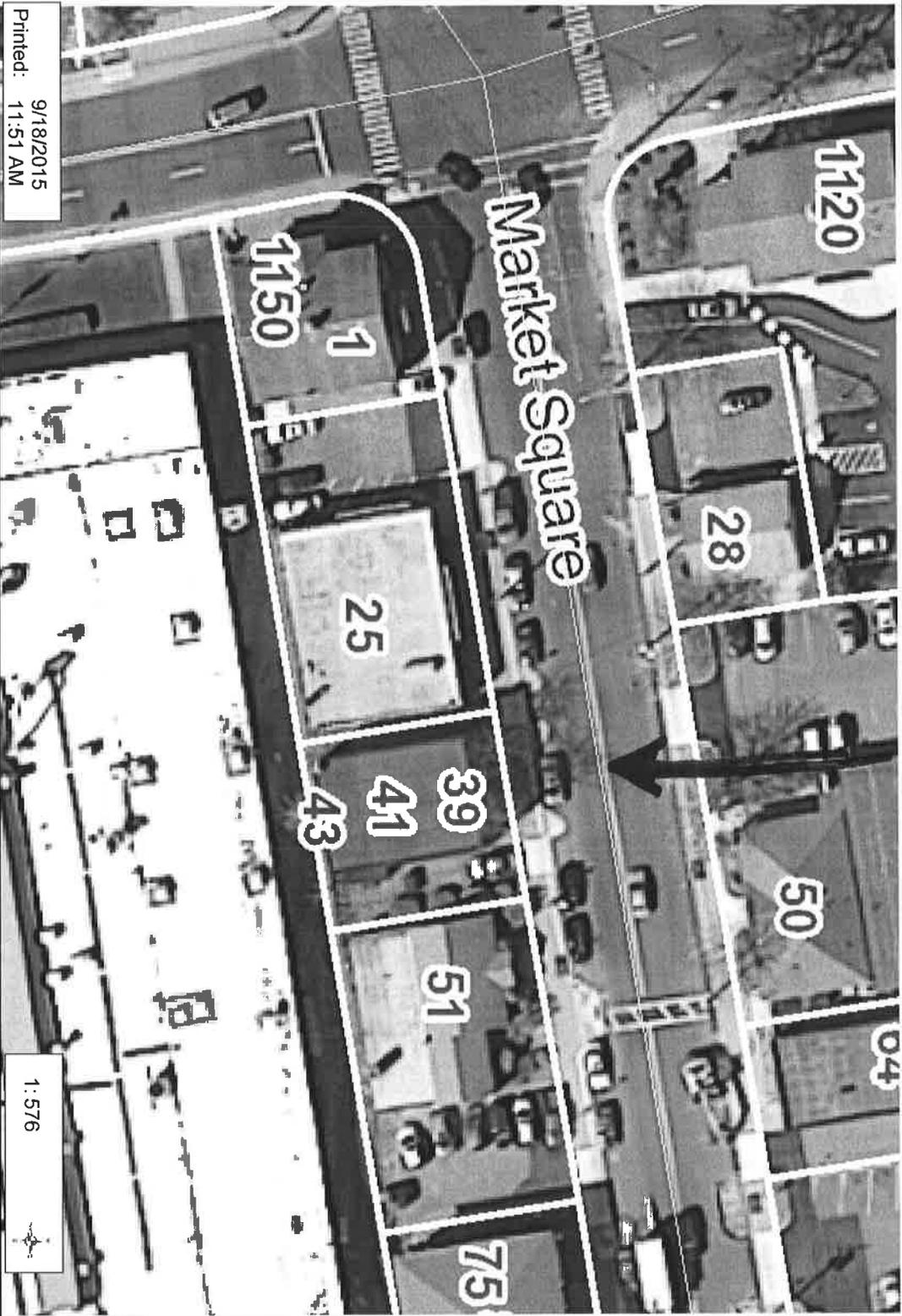


NO PRE WITH OF AT

FIRST FLOOR PLAN



# 39-41 Market Square



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96.0

48.00

96.0 Feet

1:576

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### Legend

- Parcel
- 2012 color aerial photo
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- Green: Band\_2
- Blue: Band\_3

### Notes

Notes

**STAFF REPORT**  
***Site Plan Modification for Parking Lot Improvements***  
***at 80 Fenn Road***

**October 7, 2015**

**Petition #30-15:**

Site Plan Modification (Section 3.16.1: Processing or Assembly of Components or Goods)  
80 Fenn Road  
Fenn Road 80 LLC, owner/applicant; Joseph Sullo, 312 Murphy Road, Wethersfield CT,  
contact.

**Description of Petition #30-15:**

The owner of the building at 80 Fenn Road wants to lease space in the building to a material transport business ("Triumvirate"). The prospective tenant needs to be able to bring trucks to the back of the building where they can be temporarily secured in a locked area. Changes to the parking lot, aisles, and landscaping are therefore needed.

**Staff Comments:**

I have nothing new to report.

The Town Engineer still has not received the information he needs from the applicants to complete the storm water management analysis.

cc:  
file

**STAFF REPORT**  
**Site Plan Approval for Addition to Bel-Air Manor**

October 7, 2015

**Petition #28-15:**

**Site Plan Modification (Section 3.2.5: Convalescent Home)**

**238, 256, and 268 New Britain Avenue ("Bel-Air Manor").**

**Bel-Air Manor Associates, applicant; Bel-Air Manor Associates LLC and Salvatore Sbriglio et al., owners; Matthew Boggio, 88 Ryders Landing Suite 208, Stratford CT, contact.**

**Description of Petition #28-15:**

The applicants would like to construct an approximately 12,000 square foot addition onto the existing convalescent home, with approximately 40 additional parking spaces.

**Staff Comments:**

There are numerous deficiencies with this site plan (see attached letter to the applicant). Most of these deficiencies are minor, although the lack of information on the height of the building prevents me from verifying that it complies with the regulations.

The issue that concerns me is the parking lot. In my opinion this parking lot will have an impact on the single-family character of this area of New Britain Avenue (please refer to my comments on the applicants' Special Permit application for a detailed description). This impact can be mitigated by reducing the size of the parking lot and/or putting a landscaped berm in front of the site. I have conveyed this recommendation to the applicant.

This site plan also requires the prior approval of the Conservation Commission, which is still pending.

cc:  
file



John Salomone  
Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

**Town Planner**

Craig Minor, AICP  
Town Planner

## Memorandum

**To:** Town Plan and Zoning Commission  
**From:** Craig Minor, Town Planner *CM*  
**Date:** October 7, 2015  
**Re:** **TOD Zoning Amendment Process**

---

As expected, many of the residents who spoke at the TOD forum on September 24, 2015 are against any additional high-density housing in the Newington Junction neighborhood. Newington Junction is currently a mixed-use neighborhood so people don't seem to be opposed to more retail, professional offices, restaurants, and employment opportunities.

But, as expected, many people complained that they still don't know exactly what "TOD" is. Several people acknowledge that it's the fear of the unknown that is causing anxiety. Other people said they want to know what their development choices are before they express any preferences.

The first two issues (lack of knowledge, and fear of the unknown) will be overcome once the TPZ begins holding the open meetings and workshops that we have always said are coming. I think a good way to begin is by conducting what's called a "visual preference survey".

A "visual preference survey" is a way for a TPZ or other organization to find out what type of development residents want to see. It consists of a set of photographs of buildings, streets, sidewalks, shopping areas, parks, and other examples of a neighborhood's built or natural environment. The images are usually taken from within the community, although some images may be from other areas if a certain design principle (such as high density housing) cannot be found in the survey area. The photos are shown to residents at public workshops and meetings, or on the Town's website. Residents rate each photo on a scale from 1 to 5. The score for each photo is calculated and the results are presented to the participants. In this way, the residents build consensus on what kind of future development they would like to see in their neighborhood.

Attached is an example of a rural VPS, and the results of an urban VPS. I will bring hard copies of these examples to the meeting on October 14, 2015.

cc:  
file

Phone: (860) 665-8575 Fax: (860) 665-8577  
cminor@newingtonct.gov  
www.newingtonct.gov

# DEVELOPMENT PREFERENCE SURVEY

## ACTIVITY OBJECTIVES

This activity is intended to get you thinking about different types of development that exist in rural areas, to build your awareness of the characteristics of development that you find more or less attractive, and to increase your understanding of the impacts of land use and development decisions on the character and economic development potential of rural communities and regions.

## INSTRUCTIONS

### 1. RATE THE PHOTOS

The instructor will present a series of photos on the screen. These photos illustrate various types and forms of development. When looking at each photo, please assign a rating to each type of development using the following rating system:

1	2	3	4	5
Don't like it at all!	Not my thing	Neutral	I like it	I love it!

While you review each photo also, consider the following questions:

- What is it about this type development that you like or dislike?
- In your opinion, would this type of development enhance or detract from your region's character and economic development potential?

Record your responses to these questions in the comment space provided next to each photo.

### 2. IDENTIFY TOP LIKES AND DISLIKES

After each photo has been presented and rated, please review all of your ratings and responses and select your top 3 likes and top 3 dislikes. Record these top likes and dislikes by listing the photo number in the spaces provided on the last page of your worksheet.

Next, try to identify any common characteristics among these different types of development that make you like or dislike them (for example, landscaping, building materials, site orientation, etc.) Record your observations on the worksheet.

The instructor will then ask volunteers to report out to the group on their most and least preferred photos and their reasons for liking or disliking them.

SET Module: Land Use and Economic Development in Rural Areas

Photo #		Rating (1-5)	Comments
1			
2			
3			
4			
5			
6			
7			
8			

SET Module: Land Use and Economic Development in Rural Areas

Photo #		Rating (1-5)	Comments
9			
10			
11			
12			
13			
14			
15			
16			

**PHOTOS YOU LOVE (TOP 3)**

Photo #	Do these photos you love have any common characteristics?

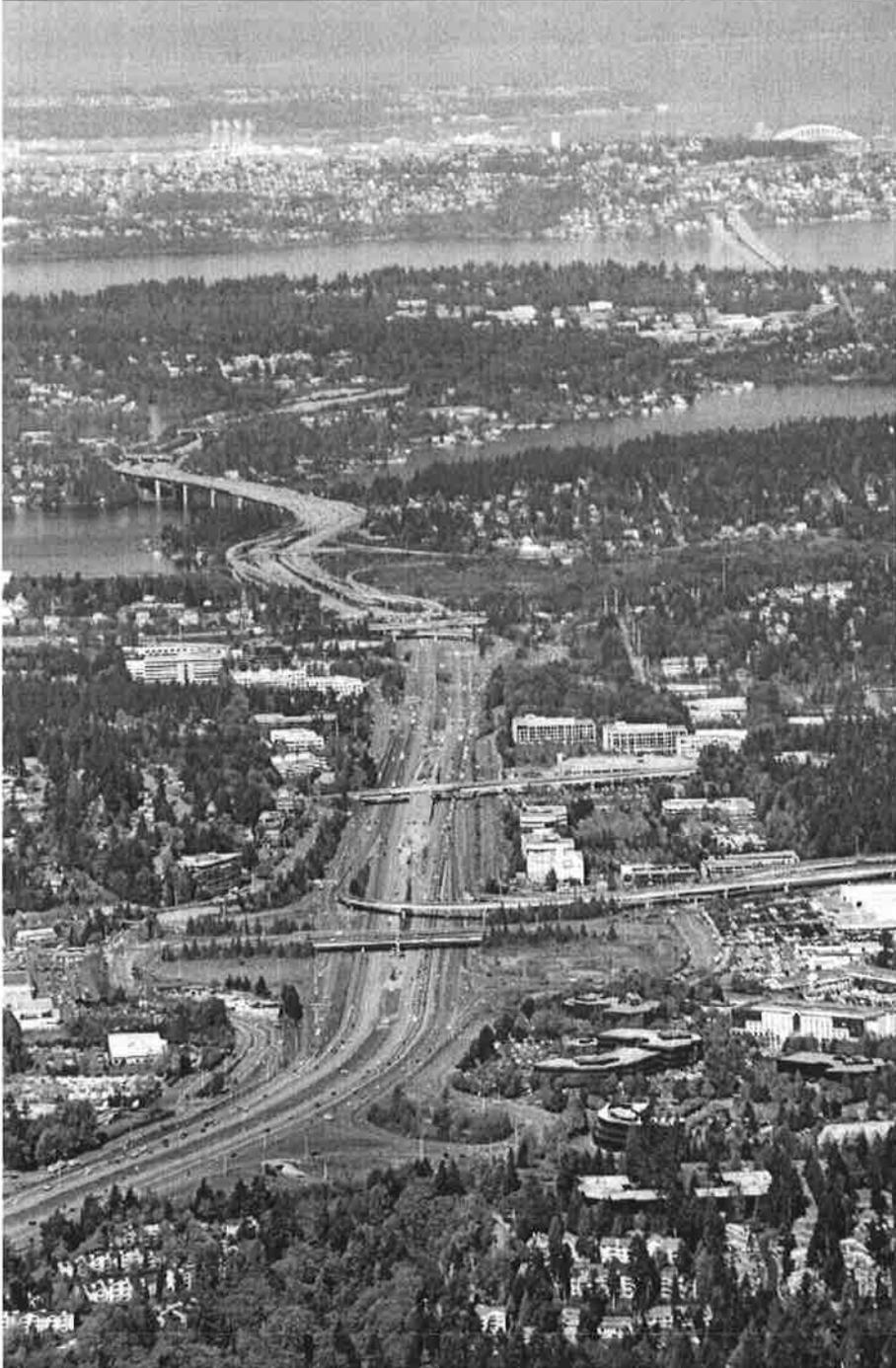
**PHOTOS YOU DON'T LIKE AT ALL (TOP 3)**

Photo #	Do these photos you don't like have any common characteristics?



# Eastgate/I-90

## Land Use & Transportation Project



### Visual Preference Survey Summary Report

Prepared by the  
Transportation and  
Planning & Community  
Development Departments,  
June 2011

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# Visual Preference Survey

## Introduction

Visual preference surveys (VPS) are useful at assessing the public’s perspective on images of natural and built environments. The process involves asking participants to view and rate a wide variety of images depicting streetscapes, land use, site design, building type, aesthetics and amenities. The intent of the survey is to gauge general opinions of respondents and to inform the planning process.

As part of its outreach efforts in support of the Eastgate/I-90 Land Use and Transportation Project, the City of Bellevue released an online VPS to the public from February 2011 to April 2011. The survey consisted of a series of pictures, each picture was rated using four options: Very Desirable, Somewhat Desirable, Neutral, and Undesirable. The rating for each picture indicates which types of developments and treatments would be more appropriate for the Eastgate Area.

## Respondents

A total of 273 responses registered into the system. Various types of people who reside, work and commute in Eastgate Area responded on what they thought were either “Desirable” or “Not Desirable” for the Eastgate/ I-90 Corridor.

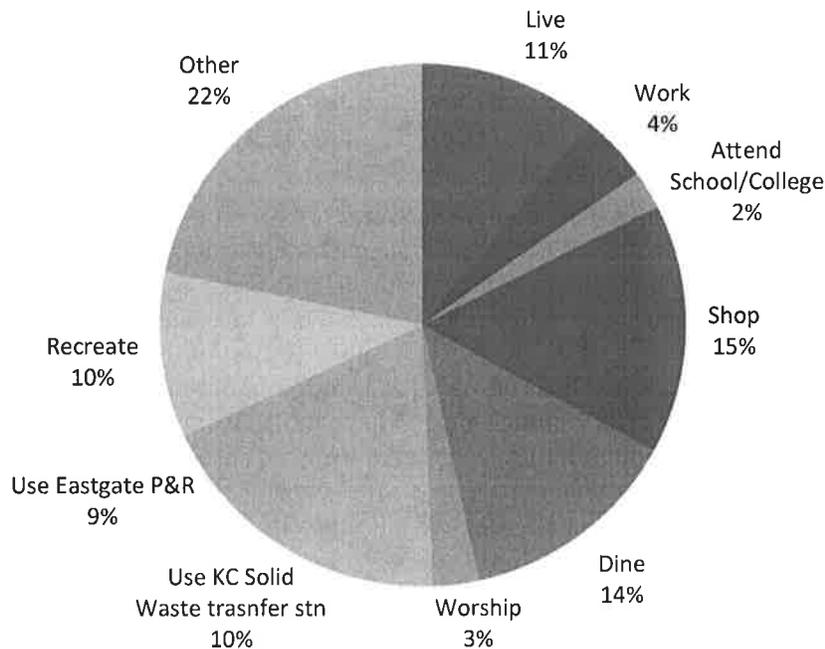


Figure 1. Respondents' reasons for being in the Eastgate Area.

The respondents varied in the types of activities they do in the Eastgate Area. Figure 1 shows the percentages of respondents with their activities. It is important to note that each respondent could be doing more than one activity in the area. Aside from the listed activities, respondents indicated “other activities,” such as biking, walking the dog, meeting business associates, and visiting relatives.

# Visual Preference Survey Report

Respondents to the Visual Preference Survey (VPS) reacted to which images they deemed “Desirable” or “Not Desirable” for the Eastgate Area. The survey provided four different options to gauge the respondents’ opinions. The options were Very Desirable, Somewhat Desirable, Neutral, and Undesirable. Follow-up comments were not asked as part of the survey to determine why people found an image desirable or undesirable; therefore, the conclusions presented below are based on staff interpretation.

## Buildings

The VPS tool sought input from respondents on the different types of buildings that could be developed in the Eastgate Area. There were four (4) types of buildings: offices, mixed use, retail and multifamily residential. Each type has its own set of pictures in which the respondents rated each to what they consider as “Very Desirable” to “Not Desirable.”

### Offices

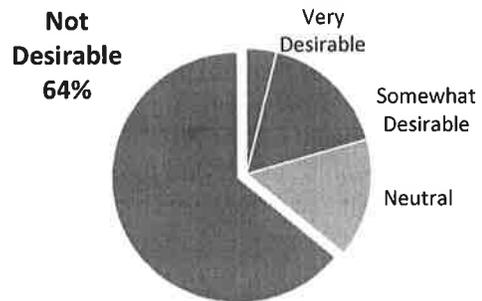
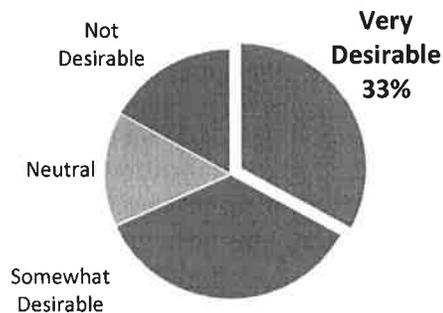
Within the total 273 respondents, an average of 229 responses were received for each office picture. The responses indicated they would prefer an office building that features greenery, natural lighting and of medium height (approximately 5 stories tall), as shown below in Figure 2. It can also be noted that the image which received high “Very Desirable” response showed greenery not only on its compound, but in its surroundings, as well. Respondents found office buildings without character, sterile and flat façade, and minimal greenery to be “Not Desirable,” as shown in Figure 3.



Figure 2. Most Desirable Office Image



Figure 3. Least Desirable Office Image



### Mixed Use

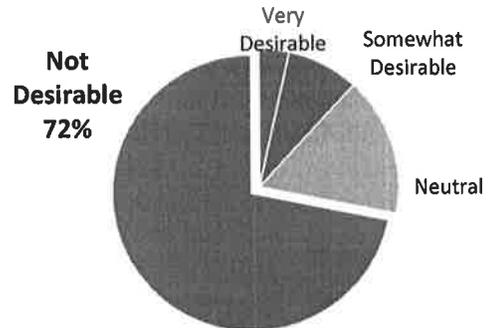
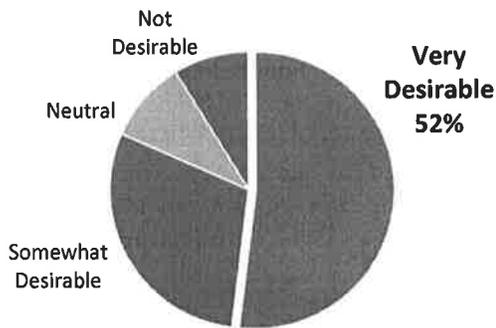
An average of 228 respondents gave their opinion on the types of mixed use buildings that might be developed in the Eastgate Area. The mixed use buildings were indicated to the respondents as multi-purpose buildings that can be used as retail on the bottom floors and offices or residential spaces on the top floors. The respondents found mixed use buildings with pedestrian friendly walkways along the building "Very Desirable." In addition, the results of the survey suggested that respondents desire mixed use spaces with clear distinction between the retail/business section and the residential/office section. Many considered it "Not Desirable" for buildings without this distinction. Also, respondents did not desire buildings with minimal greenery and flat facade. Figures 4 and 5 below show the most desired and least desired mixed use space.



Figure 4. Most Desirable Mixed use Image



Figure 5. Least Desirable Mixed Use Image



## Retail

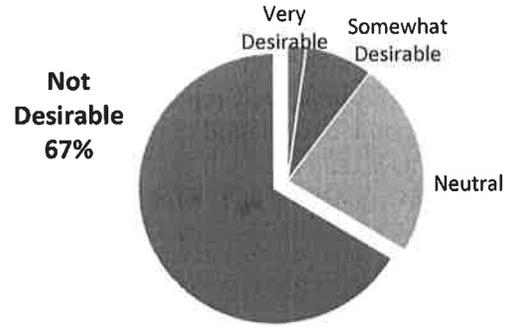
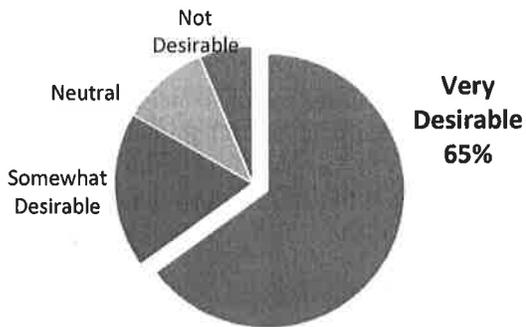
The retail images on the VPS tool were rated by the respondents on the types of retail buildings they desire to see on the Eastgate Area. Out of 273 responses, the retail section received an average of 222 responses. The respondents suggested desirable retail stores which provide a pedestrian friendly walkway and great landscaping. Retail stores where shoppers can walk enjoy both outdoor space and a building with an inviting façade, as shown in Figure 6, were much desired. Generic one-story, large-sized buildings with minimal outside space or greenery were “Not Desirable” to the residents, as presented in Figure 7. The survey results displayed that respondents desired a boutique style shopping experience and a great outside space.



Figure 6. Most Desirable Retail Image



Figure 7. Least Desirable Retail Image



### Multifamily Residential

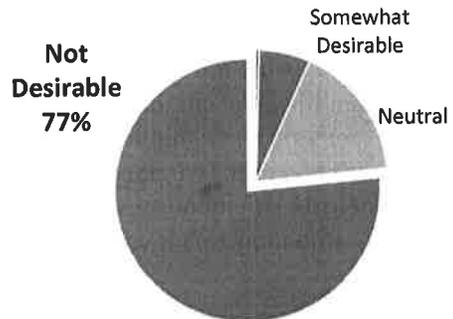
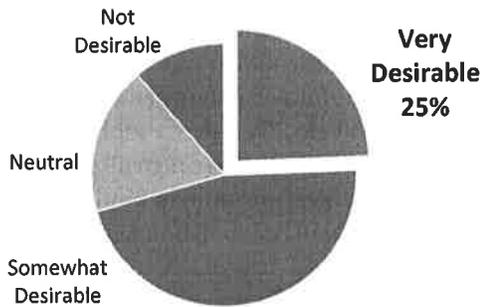
There were five (5) different multifamily residential images presented on the VPS tool. This section received an average of 220 responses. The image shown in Figure 8 received the most “Very Desirable” votes of 25% due to its varying color, texture and façade levels. In addition, the image found to be highly desirable had outdoor spaces. VPS results showed flat faced buildings with minimal greenery were “Not Desirable” for the Eastgate Area, as shown in Figure 9. The simple architectural design of the building and its single textured exterior received “Not Desirable” votes by many respondents. Also, the image lacked outdoor space and pedestrian walkway which were not desired by the respondents.



Figure 8. Most Desirable Multifamily Residence Image



Figure 9. Least Desirable Multifamily Residence Image



### Streetscape Treatments

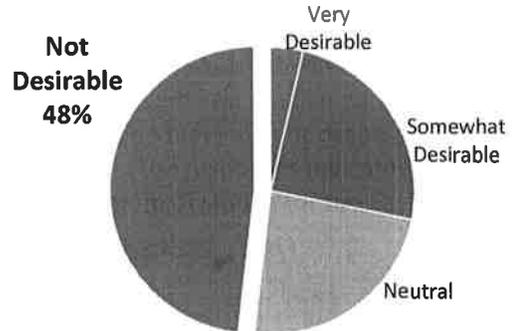
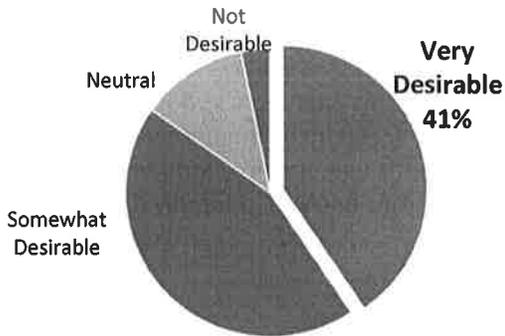
The VPS tool provided images for residents to evaluate the type of streetscape treatments they would find desirable for the Eastgate Area. Treatments vary from the type of plants and the size of the strips that can be found in the area. An average of 216 respondents rated the images that depicted the streetscape treatments they deemed desirable in the area. As shown in Figure 10, the image that was highly desirable by the respondents consisted of very green plants and used as a median barrier. This provided green environment to drivers in a busy street. However, respondents did not desire planter strips with low and poorly maintained shrub, as displayed in Figure 11. The responses indicated that planter strips with vibrant colors and shrubs of different heights are more desirable for the Eastgate Area.



Figure 10. Most Desirable Streetscape Treatment Image



Figure 11. Least Desirable Streetscape Treatment Image



## Signs

The VPS tool sought input from the respondents on the type of signs they desire to see on the Eastgate Area. The images of signs for the survey include a variety of shapes and sizes. Out of the total 273 respondents, this section of the survey received an average of 217 responses. The responses suggested that the desired sign is simple design with iron work and only displays one business per sign, as shown in Figure 12. Respondents found signs that are cluttered, showing multiple business signs to be “Not Desirable.” They found the sign in Figure 13 undesirable due to its generic design and its disordered layout.

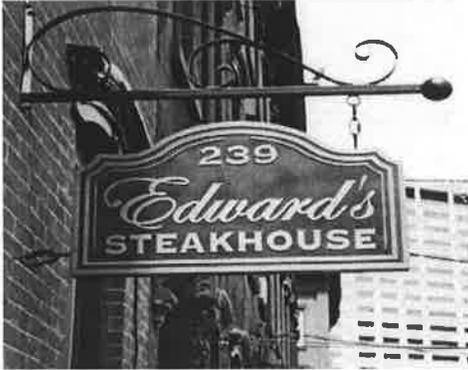
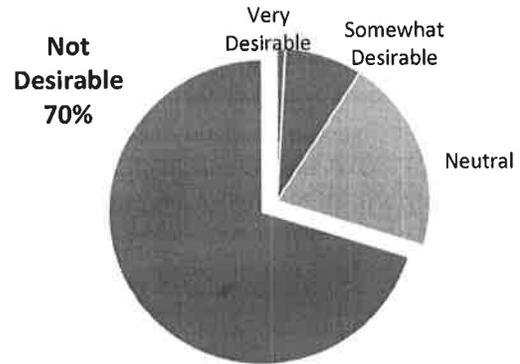
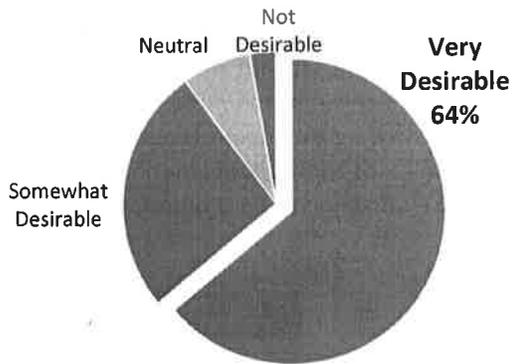


Figure 12. Most Desirable Sign Image



Figure 13. Least Desirable Sign Image





John Salomone  
Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

**Town Planner**

Craig Minor, AICP  
Town Planner

## Memorandum

**To:** Town Plan and Zoning Commission  
**From:** Craig Minor, Town Planner   
**Date:** October 8, 2015  
**Re:** Pre-2007 Auto-Related Uses Zoning Regulations

---

At the last TPZ meeting I was asked to provide the members with the auto-related zoning regulations that were in effect prior to the changes approved on July 25, 2007.

I found that many changes were made in 2007 to Sections 3.11, 3.12, 3.13, 3.15, 3.16, 3.17, 3.18, 3.19, 3.20, 3.12, 4.4, 5.3, 6.1, 6.2, 6.4, 6.5, 6.7 and 6.11. Only a handful of them applied to auto-related uses:

1. "Sale, service, rental or repair of motor vehicles" was deleted from Section 3.11.3 making it no longer allowed by special exception in the B zone. Newington has what is called "pyramid zoning", so these uses were automatically also prohibited from the B-BT zone and the PD zone.
2. "Automotive uses as permitted by the General Statutes" was removed from Section 3.16.1.(F) making it no longer allowed as of right in the Industrial zone. It was moved to Section 3.17.8 making it allowed by special exception in the Industrial zone.
3. Section 6.11 (the section that defines auto-related uses) was amended to prohibit "any use relating to motor vehicles...within 50 feet of a residential zone".
4. Section 6.11 was also amended to designate the Zoning Board of Appeals as the local authority for approving a DMV "certificate of location".

What used to be called "sale, service, rental or repair of motor vehicles" is now split into two separate categories. One of these categories ("motor vehicle service") is allowed by special exception in several zones: the I zone, the B-BT zone, and the PD zone. The other category ("auto-related") is allowed by special exception in the I zone only. "Auto-uses" are car dealers, car washes and car rental agencies. "Motor vehicle services" are gas stations, tire stores, and limited repairers.

cc:  
file

Phone: (860) 665-8575 Fax: (860) 665-8577  
cminor@newingtonct.gov  
www.newingtonct.gov



John Salomone  
Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Planner

Edmund J. Meehan  
Town Planner

### CERTIFICATE OF ACTION

TO: Newington Town Plan & Zoning Commission  
131 Cedar Street  
Newington, Ct 06111

DATE: July 30, 2007

SUBJECT: Petition 19-07

At a meeting held July 25, 2007 the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION.

The Zone Amendments proposed by the Commission at the public hearings, May 23<sup>rd</sup>, June 13<sup>th</sup>, and June 27<sup>th</sup>, 2007 to change the following Sections:

**3.11.3: "Sale, service, rental or repair of motor vehicles" (special exception in B Zone) [delete];**

3.12.4; 3.12.(A); 3.13; 3.15.4;

**3.16.1.(F): "Automotive uses as permitted by the General Statutes" (permitted use in I zone) [move to 3.17.8];**

3.16.3; 3.17.2; 3.17.4; 3.18.4; 3.19.2 (B) (2); 3.20.5; 3.21.3; 4.4.5.(A); 5.3.4.(C); 5.3.4.(E); 6.1.1 (B); 6.2.2.(E); 6.2.3; 6.4; 6.5; 6.7;

**6.11.5: "No portion of any use relating to motor vehicles shall be within 50 feet of a residential zone" [amend];**

**6.11.7: "Pursuant to Section 14-54 and Section 14-55 of the Connecticut General Statutes, the Zoning Board of Appeals shall act as the local authority in approving Certificates of Location" [amend];**

6.13; 7.4.8.; 7.4.29.(C); 8.1.4.

The effective date of these amendments shall be August 15, 2007 except for Section 3.15.4 Deletion of "Drive through restaurant window service"; the effective date shall be November 15, 2007.

In adopting these amendments the Commission finds that the application and interpretation of the zoning regulations will be clarified and improved; and the Plan of Conservation and Development housing component policies to "protect and conserve the quality of the existing housing stock"; "maintain zone densities" and reduce high density housing in the PD Planned Development Zones are addressed.

Certified by:

Edmund J. Meehan  
Town Planner

Phone: (860) 665-8575 Fax: (860) 665-8577  
planning@ci.newington.ct.us  
www.ci.newington.ct.us

**STAFF REPORT**  
***Special Permit for Kenpo Karate at 135 Lowrey Place***

**October 8, 2015**

**Petition #39-15:**

**Special Permit (Section 3.11.1: Health Club)  
135 Lowrey Place**

**Lowrey Place Realty LLC, owner; Connecticut Kenpo Karate, applicant;  
Wayne Tanguay, 48 Buckingham Street, Newington CT, contact.**

**Description of Petition #39-15:**

The applicants would like to move their existing karate studio from 66 Market Square to a vacant store in the Best Yet Market plaza. "Health club" is allowed by special permit in the B-TC zone.

**Staff Comments:**

I recommend the public hearing be scheduled for the next meeting on October 28, 2015.

cc:  
file



CK# 1355

Petition # 39-15

TOWN OF NEWINGTON

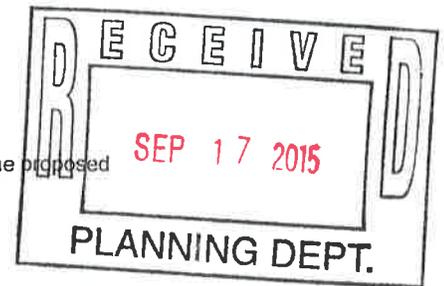
TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 135 Lowrey Place ZONE: B-TC  
 APPLICANT: Connecticut Kenpo Karate TELEPHONE: 860-665-9822  
 ADDRESS: 64 Market Sq Newington EMAIL: CTKENPO@AOL.COM  
 CONTACT PERSON: WAYNE TANGUAY TELEPHONE: 860-305-8833  
 ADDRESS: 48 Buckingham St Newington EMAIL: W.TANGUAY@AOL.COM  
 OWNER OF RECORD: WAYNE TANGUAY X Lowrey Place Realty, LLC.  
1 Lexington Ave, Bethpage, NY 11714

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

- Zoning Map Change from the \_\_\_\_\_ to the \_\_\_\_\_ Zone (Public Hearing required).
- Zoning Text Amendment to Section \_\_\_\_\_. 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 311.1 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: Wayne Tanguay

<u>Wayne Tanguay</u>	<u>9-16-15</u>	<u>X [Signature]</u>	<u>9/17/2015</u>
APPLICANT	DATE	OWNER	DATE

**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).**

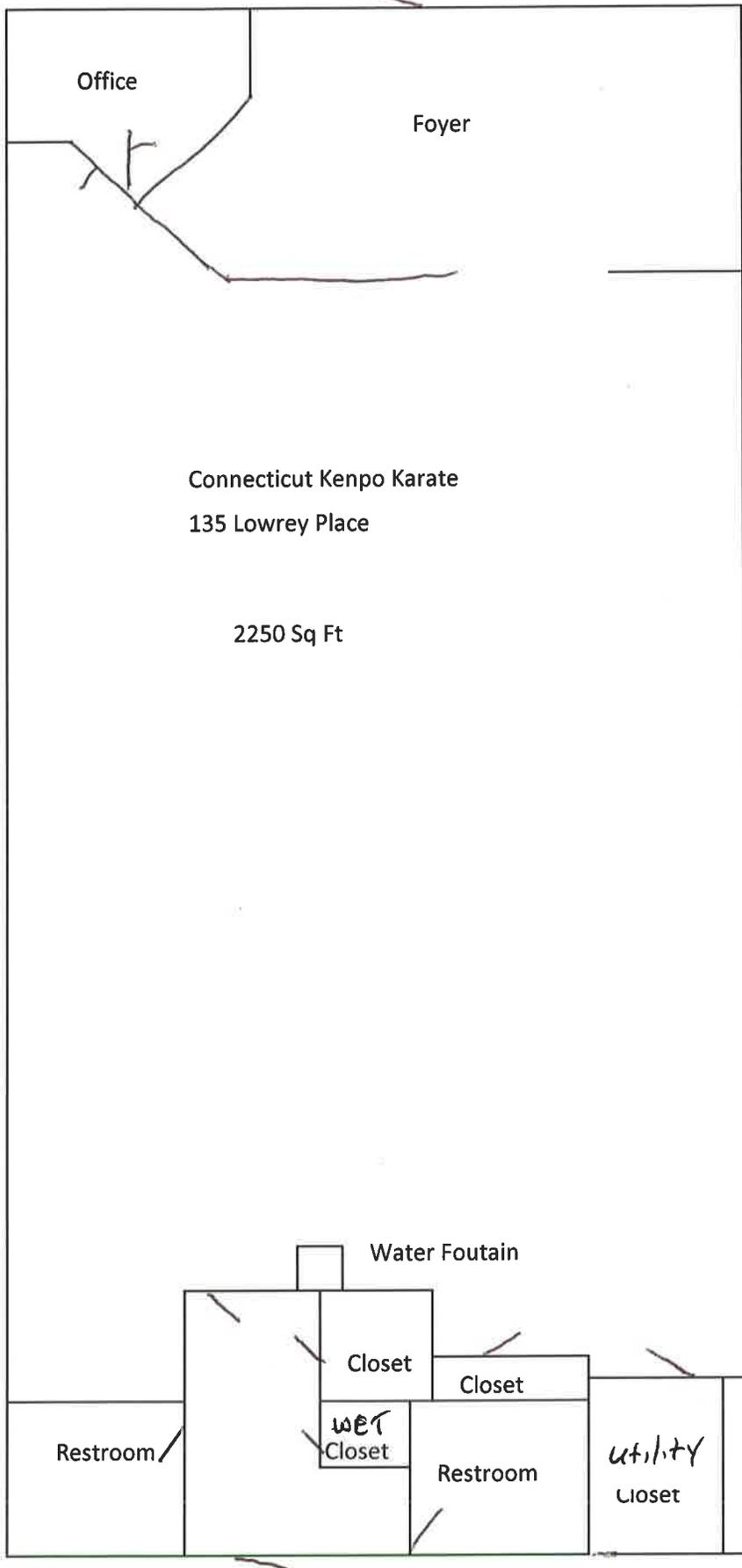
**NOTE:**  
 PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF THE NEWINGTON ECONOMIC DEVELOPMENT COMMISSION. APPLICANTS PROPOSING TO BUILD, MODIFY EXISTING SITE 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.

Application for exception for Connecticut Kenpo Karate for a new location at 135 Lowrey Pl. Newington.

Connecticut Kenpo Karate and been located in Newington since 1991. Our fist location was behind the 7-11 on Willard Ave. We moved to our current location on 64 Market Sq. in 1993. The owner of the building on Market Sq is selling the building to someone who intends to use the location and not continue renting it.

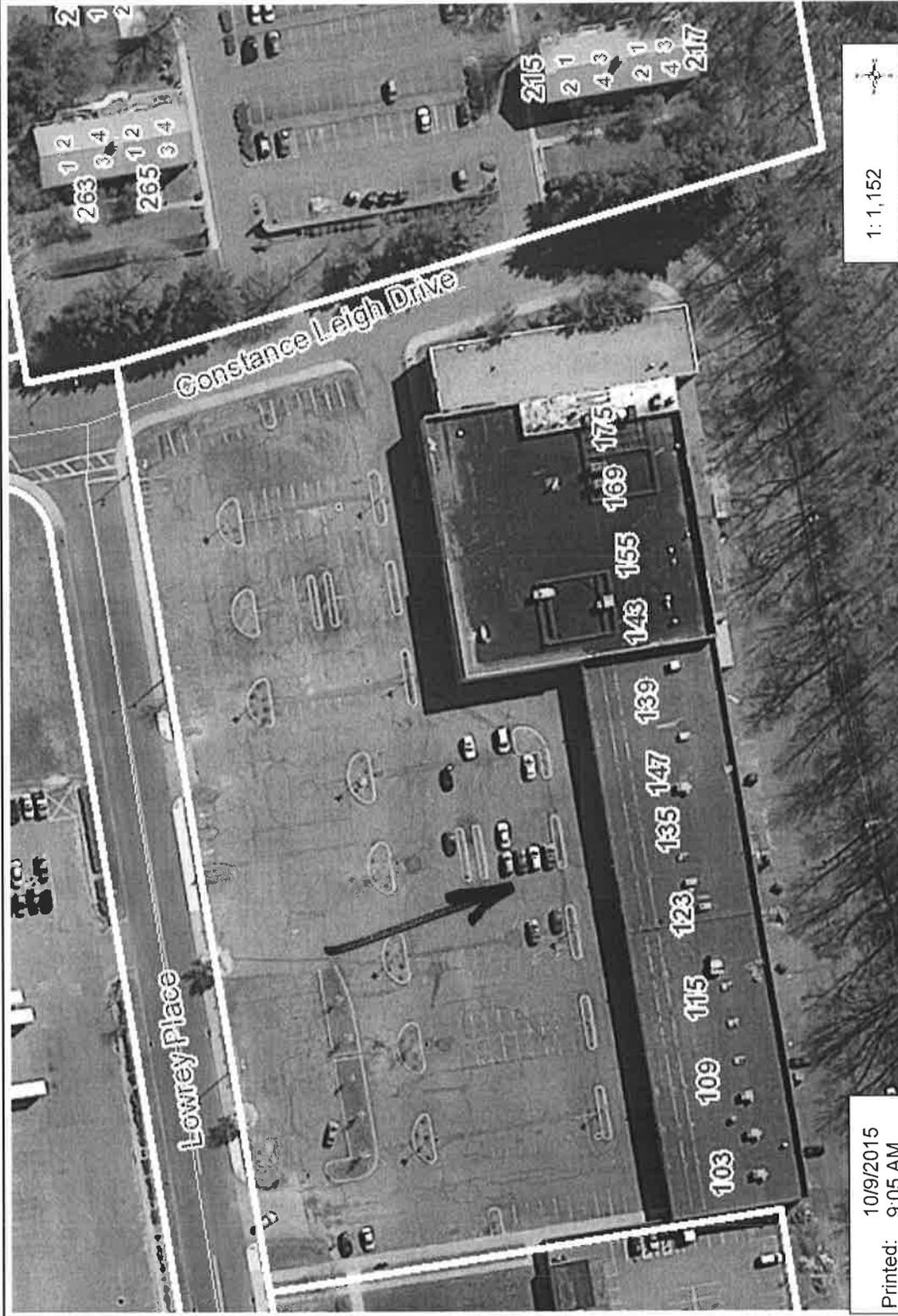
Connecticut Kenpo Karate has provided Martial Arts training for thousands of people in the last 24 years. We have supported local events such as the Extravaganza, St Mary's School, Newington Playhouse, Newington Baseball, Newington High School band and plays, AMVETs, and Connecticut Police Work Dog Association and more..

# PARKING lot





# Kenpo Karate



Printed: 10/9/2015 9:05 AM

1: 1,152



This map is user generated static output. This map is for reference only and should be used for REPRESENTATION ONLY. The Town of Newington refuses any liability for any actions taken or not taken based on this map.

THIS MAP IS NOT TO BE USED FOR NAVIGATION AND IS NOT CONSIDERED SURVEY QUALITY.



### Legend

Parcel  
 2012 color aerial photo  
 Red: Band\_1  
 Green: Band\_2  
 Blue: Band\_3

### Notes

Notes



John Salomone  
Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

**Town Planner**

Craig Minor, AICP  
Town Planner

## Memorandum

**To:** Town Plan and Zoning Commission  
**From:** Craig Minor, Town Planner   
**Date:** October 8, 2015  
**Re:** **Town Planner Report for October 14, 2015**

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

a. Galaxy Carpet: The owners have agreed to remove the “wind waver” anchors in front of the property. They have also agreed to replace the solid door on the side of the building with a glass door that they say is along the same lines as the doors in the front of the building.

### 2. TOD Planning Studies by CTDOT:

a. TOD Capacity Study: The international consulting firm of Parsons Brinckerhoff (PB) has recently been hired by CTDOT to conduct a “capacity study” of the potential for TOD development in the four CTfastrak municipalities. A brief presentation was made at the quarterly meeting of the Corridor Advisory Committee (a coalition of the Hartford and New Haven councils-of-government, CT Main Street Program, and the CT Economic Resource Center) yesterday. PB will be meeting with government, business, and community leaders in each individual town to discuss the local climate for TOD.

#### b. TOD “Pilot Planning” Study:

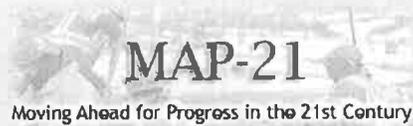
Parsons Brinckerhoff (PB) has also been hired by CT DOT to conduct the \$900,000 (\$700,000 FTA, \$200,000 CT) “Pilot Planning for TOD” study of the four towns in the Hartford Rail line (formerly known as the New Haven-Hartford-Springfield line). This will be very similar to the CTfastrak study, but it will deal with rail-oriented development instead of busway-oriented development. PB associates said that they have started working on it, but it won’t “kick off” for approximately four months.

cc:  
file

Phone: (860) 665-8575 Fax: (860) 665-8577  
cminor@newingtonct.gov  
www.newingtonct.gov



U.S. Department of Transportation  
Federal Transit Administration



**FACT SHEET:  
TRANSIT-ORIENTED DEVELOPMENT PLANNING PILOT**

	FY 2013 (in millions)	FY 2014 (in millions)
Transit-Oriented Development Planning Pilot	\$10	\$10

**IMPORTANT NOTE:**

Under the FY2013 Continuing Resolution (CR), funding is not available for this new discretionary program, which was authorized by MAP-21 but not identified in Section 154 of the CR. FTA does not expect funds to be available until a full FY2013 Appropriations Act is passed by Congress, likely in March 2013.

**Purpose**

Provides funding to advance planning efforts that support transit-oriented development (TOD) associated with new fixed-guideway and core capacity improvement projects. TOD focuses growth around transit stations to promote ridership, affordable housing near transit, revitalized downtown centers and neighborhoods, and encourage local economic development.



**Statutory References**

MAP-21 Section 20005(b)

**Eligible Recipients**

State and local government agencies.

**Funding**

Funds are awarded competitively.

**What's New?**

- Creates a pilot grant program for TOD planning associated with a new fixed guideway or core capacity improvement project, as those projects are defined in 49 U.S.C. 5309 (Fixed Guideway Capital Investment Grants Program).
- Authorizes FTA to make grants for comprehensive planning that seeks to:
  - Enhance economic development, ridership, and other goals established during the project development and engineering processes;
  - Facilitate multimodal connectivity and accessibility;
  - Increase access to transit hubs for pedestrian and bicycle traffic;
  - Enable mixed-use development;
  - Identify infrastructure needs associated with the eligible project; and
  - Include private-sector participation.
- Establishes the minimum contents of an application for funding assistance.