



TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING AND REGULAR MEETING Wednesday, October 8, 2014

Town Hall Conference Room L-101
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 HEARINGS
 - a. Petition #44-14: Special Exception (Section 6.15.6: Health Club) at 37 Ann Street. 37 Ann Street LLC, owner; CT Workout, applicant; Benjamin Petitpas, 85 Market Square, Newington CT, contact. Continued from September 22, 2014.
- IV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)
- V. REMARKS BY COMMISSIONERS
- VI. MINUTES
 - a. September 22, 2014
- VII. NEW BUSINESS
 - a. Site Visit at Packard's Way
- VIII. OLD BUSINESS
- IX. PETITIONS FOR PUBLIC HEARING SCHEDULING
- X. TOWN PLANNER REPORT
 - a. Town Planner Report for October 8, 2014

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2014 OCT -2 AM 10:39

BY *Tanya D Lane*
TOWN CLERK

XI. COMMUNICATIONS

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

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner

CT# 1016

Petition # 44-14



TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 37 Ann Street ZONE: ~~PID~~ PID

APPLICANT: CT-WORKOUT TELEPHONE: 860 639-7338

ADDRESS: 85 Market Square, Newington CT EMAIL: ben@ctworkout.com

CONTACT PERSON: Ben Petitpas TELEPHONE: _____

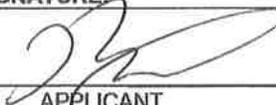
ADDRESS: 130 Butteract Lane, Kensington, CT 06037 EMAIL: _____

OWNER OF RECORD: 37 Ann Street, LLC. - Barry Lustig

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

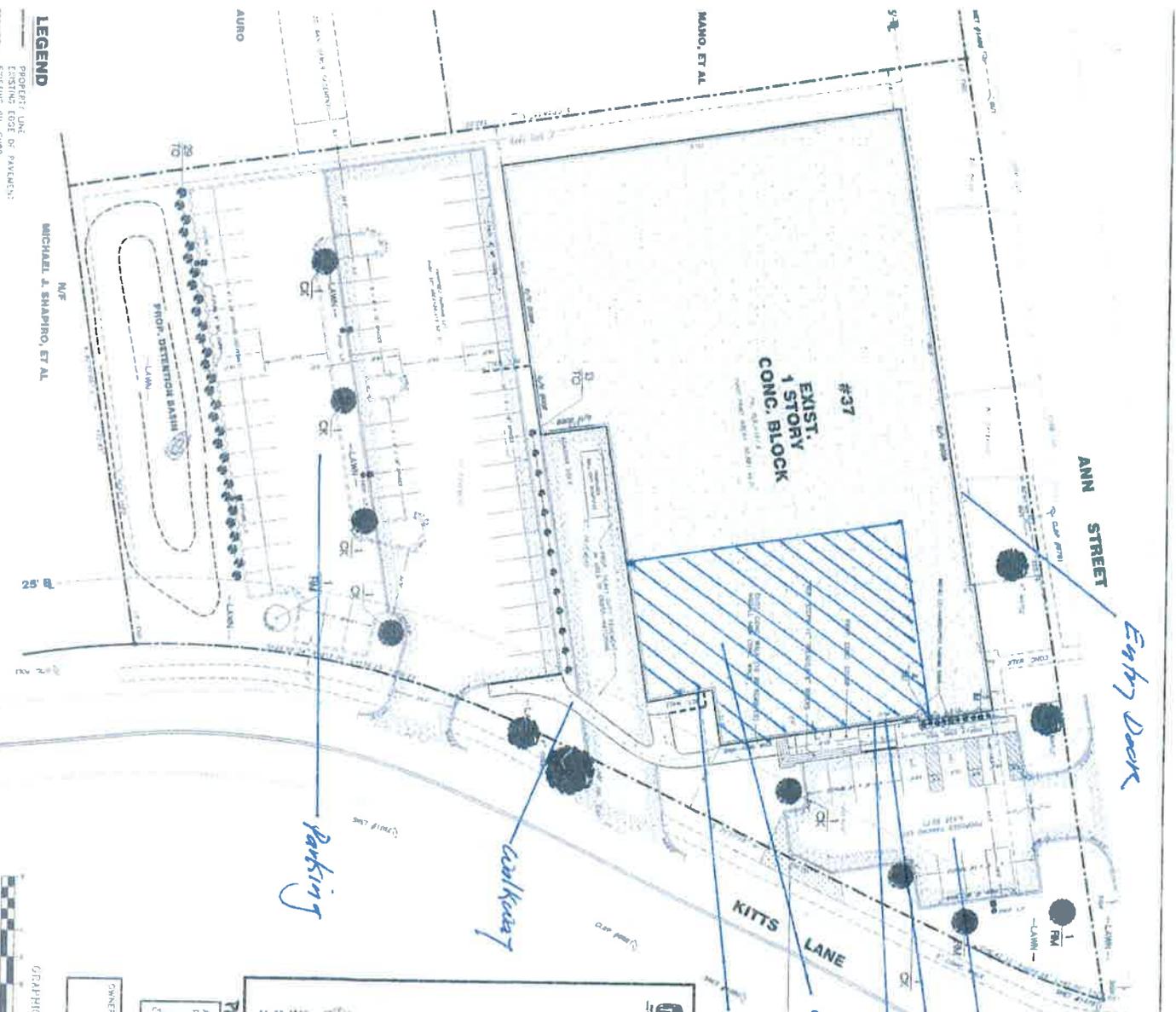
- Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- Subdivision
- Resubdivision (Public Hearing required).
- Special Exception per Section 3.15.6 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:

 APPLICANT	<u>8/1/14</u> DATE	 OWNER	<u>7/16/14</u> DATE
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COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE SETS OF PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).

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



LEGEND

PROJECT LINE
EXISTING BUILDING
PROPOSED BIL. CURB

MICHAEL J. SHAPIRO, ET AL
M/J



GRAPHIC SCALE

OWNER, ARCHITECT & DEVELOPER
218 W. LINDSAY ST.
BROOKLYN, NY 11238

Permit No. 06-4-11-06
APPROVED BY THE NEWINGTON
PLANNING & ZONING COMMISSION

TOWN OF NEWINGTON
Newington Planning & Zoning Commission

[Signature]
Commissioner

[Signature]
Chairman

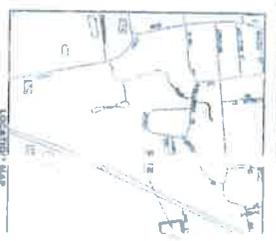
[Signature]
Member

[Signature]
Member

[Signature]
Member

[Signature]
Member

CT. work area space notes
50-114 + 50-118
7' and 5' SF



LOCATION MAP

LANDSCAPE SCHEDULE

SYMBOL	CONTRACT NAME	DESCRIPTION	QUANTITY	UNIT
1	1	...	...	...
2	2	...	...	...
3	3	...	...	...
4	4	...	...	...
5	5	...	...	...
6	6	...	...	...
7	7	...	...	...
8	8	...	...	...
9	9	...	...	...
10	10	...	...	...

PLANTING SCHEDULE

SYMBOL	PLANT SPECIFICATION	QUANTITY	UNIT
1
2
3
4
5
6
7
8
9
10

NOTES

1. ALL PLANTING TO BE INSTALLED BY THE CONTRACTOR.
2. ALL PLANTING TO BE INSTALLED BY THE CONTRACTOR.
3. ALL PLANTING TO BE INSTALLED BY THE CONTRACTOR.
4. ALL PLANTING TO BE INSTALLED BY THE CONTRACTOR.
5. ALL PLANTING TO BE INSTALLED BY THE CONTRACTOR.
6. ALL PLANTING TO BE INSTALLED BY THE CONTRACTOR.
7. ALL PLANTING TO BE INSTALLED BY THE CONTRACTOR.
8. ALL PLANTING TO BE INSTALLED BY THE CONTRACTOR.
9. ALL PLANTING TO BE INSTALLED BY THE CONTRACTOR.
10. ALL PLANTING TO BE INSTALLED BY THE CONTRACTOR.

DATE: 11/13/06
SCALE: 1/8" = 1'-0"

[Signature]
MICHAEL J. SHAPIRO, ET AL

August 8, 2014

To Whom It May Concern;

The name of our business is BP Fitness Coaching, LLC DBA CT Workout.

We are currently located at 85 Market Square, Newington CT 06111. Our business is based on personal and group fitness training programs.

We have three main programs that we offer:

Group Training – In this program we focus on helping individuals lose fat, build muscle, to enhance overall health and well being. The group size is 8 to 12 people.

Semi Private Training – This program helps individuals reach their health and fitness goals through personalized programming and nutrition. The group size is 1 to 6 people.

Personal Training – This program is a custom program where the client works one on one with a personal trainer to achieve their goals.

We have been at the 85 Market Square location since March 2010. We are looking to expand our facility by relocating to 37 Ann Street, Newington CT 06111. Moving to this location will allow us to reach our next level of business growth.

Committed to your Success,



Benjamin Petitpas, CSCS, CPT

CT Workout
85 Market Square
Newington, CT 06111
(860) 639-7338

Minor, Craig

From: CT Workout [ben@ctworkout.com]
Sent: Thursday, August 21, 2014 3:31 PM
To: Minor, Craig
Subject: RE: CT Workout at 37 Ann Street

Hi Craig,

The space located at 37 Ann St. is the roughly 7,100 s.f. retail space

The maximum customers and employees at peak hours will be roughly 20-30 people max.

Let me know if there is anything else you need from me.

Committed to your success,

Benjamin Petitpas, CSCS, CPT
CT Workout

85 Market Square
Newington, CT 06111
(860) 639-7339
ben@ctworkout.com
www.ctworkout.com

----- Original Message -----

Subject: CT Workout at 37 Ann Street
From: "Minor, Craig" <CMinor@NewingtonCT.Gov>
Date: Tue, August 19, 2014 9:33 am
To: "ben@ctworkout.com" <ben@ctworkout.com>

Ben:

I received your TPZ application, and I need to know how much of the building you plan to use. I have an old floor plan that shows the building divided into three areas: retail space (7,900 s.f.), storage space (5,940 s.f.) and warehouse (12,600). Do you intend to occupy one of these spaces?

I also need to know, approximately, the maximum number of customers and employees you anticipate having at the peak hour.

Thanks.

- Craig Minor, AICP



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 3, 2014
Re: **Town Planner Report for October 8, 2014**

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1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:** None.
 2. **Old Performance Bonds held by Town:** I will have a report at the meeting.
 3. **Newington Junction TOD Committee:** The final report from the consultants, which was presented to the TOD Committee earlier this year, will be posted on the Town website shortly. As of now the next meeting of the Committee has not be scheduled.
 4. **Sign Regulations Committee:** The Sign Regulations Committee met on Tuesday, September 30. They agreed to recommend TPZ amend the sign regulations regarding: the length of time that a temporary sign may be up; prohibit pennants and streamers; prohibit the use of vehicles as signage; created definitions of the different types of signs; and some minor wording changes. A copy of the proposed revisions has been sent under separate cover. I recommend this be put on the agenda of the next TPZ meeting for discussion.
 5. **Name Change at "Deming Farm":** The new owner/developer of the "Deming Farm" planned unit development on Deming Street would like to market these homes under a different name: "Newington Ridge Preserve". The street name ("Deming Farm Drive") is not being changed. Police Chief Mulhall and Fire Chief Schroeder have no objection to this. It does not require TPZ approval.
 6. **"Designated Open Space" in the 2020 Plan of Conservation and Development:**

A question was asked during Public Participation at the TPZ meeting on September 22, 2014 about the term "Dedicated Open Space" as it is used in the 2020 Plan of Conservation and Development (POCD). The person wanted to know if land identified as "dedicated open space" in the 2020 Plan could be developed.

The term “Dedicated Open Space” appears in the “Land Use in Newington” section of Chapter 2 (Conditions and Trends) of the 2020 Plan, on Page 10. This section shows how all of the land in Newington was being used when the Plan was written in 2009. All activities are divided into six general categories: residential, commercial, open space (“dedicated open space” and “managed open space”), community facilities, vacant, and other. It is a “snapshot” of land use in 2009.

While open space is discussed at much length in the 2020 Plan, it is important to remember that the term “dedicated open space” simply refers to how that land was being used when the 2020 Plan was written. It is a description, not a designation. Property in one category is not prohibited from changing to some other category. There may be other reasons why the Town might not want to develop its open space, but its historic use as open space does not prohibit it from doing so, subject to the requirements of Section 8-24 of the Connecticut General Statutes.

cc:
file

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