



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Monday, November 23, 2015

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

7:00 p.m.

A G E N D A

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2015 NOV 18 AM 9:43

BY *Tanya D. Conner*
TOWN CLERK

- I. **PLEDGE OF ALLEGIANCE**
- II. **ROLL CALL AND SEATING OF ALTERNATES**
- III. **APPROVAL OF AGENDA**
- IV. **PUBLIC PARTICIPATION** (for items not listed on the Agenda; speakers limited to 2 minutes)
- V. **PUBLIC HEARING**
- VI. **REMARKS BY COMMISSIONERS**
- VII. **APPROVAL OF MINUTES**
 - a. Regular Meeting September 24, 2015
 - b. Special Meeting September 24, 2015
 - c. Regular Meeting October 14, 2015
- VIII. **NEW BUSINESS**
 - a. Discuss Zoning for TOD (Transit Oriented Development).
- IX. **OLD BUSINESS**
- X. **PETITIONS FOR PUBLIC HEARING SCHEDULING**
 - a. Petition #43-15: Special Permit (Section 3.12.1: Restaurant) at 103 Lowrey Place. Lowrey Place Realty LLC, owner; Stoc LLC, applicant; Ian Thompson, 579 New Britain Avenue, Newington CT, contact.
- XI. **TOWN PLANNER REPORT**
 - a. Town Planner Report for November 23, 2015

XII. COMMUNICATIONS

- a. CRCOG referral to Wethersfield P&Z re Back Lane Subdivision dated November 13, 2015.

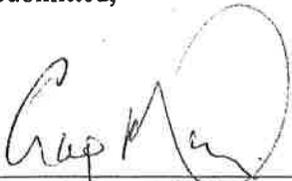
XIII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIV. REMARKS BY COMMISSIONERS

XV. CLOSING REMARKS BY THE CHAIRMAN

XVI. ADJOURN

Submitted,

A handwritten signature in black ink, appearing to read "Craig Minor", written over a horizontal line.

Craig Minor, AICP
Town Planner



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

Date: November 17, 2015
To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Subject: **Zoning for Transit Oriented Development (TOD)**

1. Visual Preference Survey:

As of this writing I am still waiting for a written proposal from Weston and Sampson to help us conduct a "visual preference survey" (VPS) to find out what type of TOD development would be acceptable to the residents. Hopefully I will have something as of the meeting on November 23, 2015.

2. Vacant Parcels in Newington Junction:

At the last TPZ meeting several Commissioner expressed the wish to see a map showing vacant parcels in the Newington Junction neighborhood.

The attached color map of existing land uses in Newington Junction was created by the planning consultants that CRCOG hired to do planning work for the four CTfastrak towns. It only shows the status of properties on the east side of Willard and on both sides of Day Street, so I have asked the GIS Technician to create one of for the half-mile radius around the CTfastrak stations at Newington Junction and Cedar Street.

While it is certainly TPZ's decision to make, I don't think the Commission should assume that only owners of vacant parcels are interested in TOD regulations. If the zoning regulations were revised to allow TOD development (such as mixed-use and multifamily) in what is now the Industrial zone, the owners of properties between Willard Avenue and the CTfastrak guideway would probably be very interested in converting their existing uses to TOD uses.

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 Plan and Zoning Commission

Craig Minor, AICP
Town Planner

Date: November 18, 2015
To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP *CM*
Subject: Petition #43-15: Special Permit (Section 3.12.1: Restaurant) at 103 Lowrey Place. Lowrey Place Realty LLC, owner; Stoc LLC, applicant; Ian Thompson, 579 New Britain Avenue, Newington CT, contact.

Description of Petition #43-15:

This will be a new restaurant occupying the western end of the "Best Market" building on Lowrey Place. Restaurants are allowed by special permit in B-TC zone.

Staff Comments:

I have no concerns with this application. I recommend the public hearing be set for the next meeting on December 9, 2015.

cc:
file

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CR # 1001

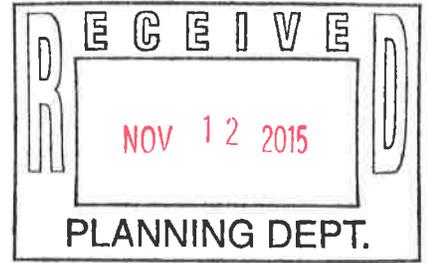
Petition #

43-15

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM



LOCATION OF PROPERTY: 102 Lowery Place ZONE: B-TC

APPLICANT: Stoc LLC TELEPHONE: (860)-707-0835

ADDRESS: PO Box 674 Newington, CT 06111 EMAIL: ilthompson111@yahoo.com

CONTACT PERSON: Ian Thompson TELEPHONE: (860)-707-0835

ADDRESS: 579 New Britain Avenue Newington, CT 06111 EMAIL: ilthompson111@yahoo.com

OWNER OF RECORD: Or Raites

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).
[X] Special Exception per Section 3.12.1 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:

Signature lines for APPLICANT, DATE (11-12-15), OWNER, and DATE (11/10/15).

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.

Stoc

102 Lowery Place
Newington, CT

Matt Crowley – Proprietor
Tim Marotto – Proprietor
Ian Thompson - Proprietor

The Old English/Irish word “stoc” encapsulates many of the resources and attributes Newington was known for when it was settled.

Stoc - m (genitive singular stoic, nominative plural stoic)

- trunk of tree
- rooted vegetable
- stock (broth)
- livestock
- stockpot
- harvest

We are seeking approval to open Stoc, a new restaurant in Newington Center that will offer American-style tapas, charcuterie, hearty stews and comfort food, a fresh raw bar, wine, and the area’s most discerning selection of craft beer. Stoc will continue the practice of utilizing as many local farms and suppliers as possible.

The aesthetic theme of Stoc will be a comfortable rustic-industrial design that juxtaposes cold exposed iron and steel with warm rough cut wood.



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: November 16, 2015
Re: **Town Planner Report for November 23, 2015**

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

None.

2. **Proposed Residential Subdivision on Back Lane in Wethersfield:**

See the report from CRCOG to Wethersfield, on this agenda under "Communications".

3. **Annual Meeting:**

I just want to remind the Commissioners that the TPZ annual meeting will take place at 6:45 pm on December 9, 2015. Action items include the election of officers (chairman, vice chairman, and secretary) and the appointment of the TPZ representative to the CRCOG "Regional Planning Commission" which meets the third Thursday of every month. This is the CRCOG board that reviews and comments on zone changes and proposed development in member towns that could potentially impact adjacent towns.

cc:
file

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

November 13, 2015

TO: WETHERSFIELD PLANNING AND ZONING COMMISSION

REPORT ON SUBDIVISION REFERRAL S-2015-8: Proposed 22 lot residential subdivision on 15.87 acres to be known as Reservoir Estates - Back Lane. The site abuts the Town of Newington.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-23f of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies. However, we are aware that the Town of Newington Planning and Zoning Commission has concerns regarding potential traffic impacts to a private street from the proposed subdivision. We ask the Wethersfield Planning and Zoning Commission to consider these concerns as it deliberates the effect of the layout of the proposed subdivision's road system upon issues such as access to and from the site to area amenities in both towns, traffic patterns and inland wetlands impact. The Town of Wethersfield may want to consider the benefits of providing additional access points to public streets to improve overall connectivity, providing due consideration is given to potential environmental concerns.

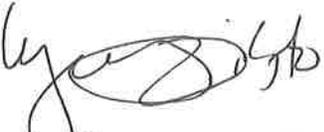
Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 11/17/2015.

DISTRIBUTION: Planner: Rocky Hill, Glastonbury, East Hartford, Newington, Hartford

Respectfully submitted,
Sandra Bobowski, Chairman
Regional Planning Commission

Karl Robert Profe, Vice Chairman
Regional Planning Commission


Lynne Pike DiSanto, AICP
Senior Planner and Policy Analyst

