



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Wednesday, February 11, 2015

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 HEARING

- a. Petition #49-14: Moratorium on Low Impact Development (LID) Zoning Regulations at Single-Family Residential Properties (Section 6.15.2). Town Plan and Zoning Commission, applicant. Continued from January 28, 2015.

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

V. REMARKS BY COMMISSIONERS

VI. MINUTES

- a. Special Meeting January 14, 2015
- b. Regular Meeting January 14, 2015
- c. Special Meeting January 28, 2015
- d. Regular Meeting January 28, 2015

VII. NEW BUSINESS

- a. Possible Moratorium on Higher-Density Residential Development in the CTfastrak Station Neighborhoods

VIII. OLD BUSINESS

- a. Petition #01-15: Special Exception (Section 6.2.4: Free-Standing Sign) at 345 East Cedar Street ("Gospel Hall"). ARTfx Signs, applicant; The Gospel Hall, owner; Max Ballardo, ARTfx Signs, 27 Britton Drive, Bloomfield CT, contact.

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING

- a. Petition #24-14: Special Exception (Section 3.4.4: Home Occupation) at 14 Oregon Avenue. Amanda Scordino, owner/applicant/contact.

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NEWINGTON LAND RECORDS

2015 FEB -5 AM 11:12

BY *Tanya D. Lane*
TOWN CLERK

- b. Petition #04-15: Special Exception (Section 3.11.6: Restaurant) at 337 Willard Avenue. Romraj LLC, owner; Dale Hume, applicant; Adrian Myles, 115 Fuller Drive, West Hartford CT, contact.

X. TOWN PLANNER REPORT

- a. Town Planner Report for February 11, 2015
- b. ZEO Report for February 2015

XI. COMMUNICATIONS

- a. Notification of proposed Site Plan Amendment at 255 Episcopal Road in Berlin (Corbin Russwin, Inc.).

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

STAFF REPORT
Moratorium on LID Regulations for Single-Family Projects

February 5, 2015

Petition #49-14:

Moratorium on LID Regulations (Section 6.15.2: Residential Lots)

Town-Wide

Newington TPZ, applicant/contact.

Description of Petition #49-14

If adopted, this moratorium will exempt homeowners from having to comply with the LID (Low Impact Development) regulations for twelve months. During that time the TPZ will revisit the LID regulations, and either modify them or leave them as is but develop tools to assist homeowners with compliance. Any modification would require a public hearing before adoption.

Comments

At the public hearing on January 28, a citizen asked if we know how much it costs a typical homeowner to comply with the current LID regulations. The moratorium is being consider because of the assumption that LID compliance is excessively burdensome, so this was a valid question. The answer is we don't, and I was therefore directed by TPZ to obtain such an estimate.

I have asked a local surveying and engineering firm how much it would cost the owner of a typical house in Newington to prepare LID plans for a typical small project. He estimated it at \$3,400 and also mentioned that it would take time to do this work. See attached.

cc:
file

ESTIMATED COST TO HOMEOWNER FOR LID COMPLIANCE

	<u>Activity:</u>	<u>Assume:</u>	<u>Cost Estimate:</u>
1.	Prepare an A-2 survey of the property.	The parcel is a 20,000 s.f. TPZ-approved building lot.	normally already incurred
2.	Prepare a topographic survey of the property.	The parcel is a 20,000 s.f. lot with no steep slopes.	\$1,000
3.	Calculate amount of runoff that will need to be mitigated.	600 s.f. of additional impervious cover.	\$2,000
4.	Analyze the soil to determine drainage capability.	It is determined that the soil is moderately-well drained.	included in #3
5.	Select appropriate LID technique.	A rain garden will work.	included in #3
6.	Determine appropriate location for the selected LID technique.	There is a good spot for the rain garden somewhere in the back yard.	included in #3
7.	Prepare construction drawing of selected LID technique.	Off-the-shelf construction detail is available.	included in #3
8.	Revise plot plan to show location of the selected LID technique and construction detail.		\$400
		TOTAL:	\$3,400

STAFF REPORT
Moratorium in CTfastrak Neighborhoods

February 5, 2015

Petition #03-15:

**Moratorium on Higher-Density Residential Development in CTfastrak Neighborhoods
Newington Junction and Myra Cohen Way
Newington TPZ, applicant/contact.**

Background:

TPZ is concerned about being pressured into approving higher-density residential development in the two CTfastrak station neighborhoods before TPZ has had a chance to develop specialized zoning regulations for these two neighborhoods. This moratorium would be on applications for higher-density residential development in those two neighborhoods.

Comments:

At the last meeting I was asked to prepare a map of the two CTfastrak station areas with circles indicating existing development and zoning within one mile and one-half mile of the two stations. I will send you that map as soon as it's available, hopefully in time for the meeting.

The fact that there are some non-conforming houses in the I zone in Newington Junction came up at the meeting, so I will show them on the map too.

The question came up has to exactly what types of higher-density housing are allowed in each of the zones near the CTfastrak stations. I have revised the summary of higher-density housing to answer that. See attached.

cc:
file

Higher-Density Housing Permitted Near CTfastrak Stations

<u>Type</u>	<u>Section</u>	<u>Zones Permitted In</u>	<u>Maximum Density</u>	<u>Minimum Project Size</u>	<u>Minimum Unit Size</u>	<u>Maximum Height</u>	<u>Location Requirements</u>	<u>Comments</u>	<u>Potential (within 1 mile)</u>
Senior Independent Living	3.2.5	All	20 units per acre	5 acres	none	3 stories or 35'	On or within 300' of an "arterial road".		TBD
Housing for Seniors	3.7.2	R-12 and R-7 only	20 units per acre	2 acres	none	none specified	On a bus line, or within "walking distance" of "services".	"Affordable", age-restricted	TBD
Conversion of Older Homes	3.4.7	All residential	7.26 units per acre	20,000 s.f.	600 s.f.	2.5 stories or 35'	none.	House must be at least 1800 s.f. and predate 1920	TBD
Single-family Entry Level Housing	3.7.3	R-12 and R-7 only	5.8 units per acre	10 acres	6000 s.f.	none specified	none.	Subdivision or PUD	TBD
Alternate Residential Building Types	3.7.1	R-12 and R-7 only	5.4 units per acre	10 acres	8000 s.f.	none specified	On or within 300' of an "arterial road".	Patio; duplex; condos. PUD or subdivision.	TBD

STAFF REPORT
Free-Standing Sign at 345 East Cedar Street ("The Gospel Hall")

February 5, 2015

Petition #01-15:

Special Exception (Section 6.2.4: Free-Standing Sign)

345 East Cedar Street ("Gospel Hall")

ARTfx Signs, applicant; The Gospel Hall, owner; Max Ballardo, 27 Britton Drive, Bloomfield CT, contact.

Description of Petition #01-15:

The applicant would like to install a free-standing sign in the front yard of the property. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

1. The ZEO has confirmed that the size of the proposed sign is in compliance with Section 6.2 (Signs) of the Zoning Regulations.
2. The location of the proposed sign is on private property and not within the right-of-way of East Cedar Street (CT Route 175). There was some confusion about this because the applicant submitted conflicting site plans, but during the public hearing the applicant's representative clarified that the location of the sign will be as originally approved by TPZ in 2007, as shown on the first site plan that they submitted with this application.
3. The requested sign contains a 1'7" x 7'4" "programmable electronic message center". The applicants have stated that this will be used to display a text message, usually related to next week's sermon, which will change no more frequently than once a week.

This would appear to comply with Section 6.2.1.E, which prohibits signs that have "intermittent internal illumination by mechanical or digital controls that produce an illusion of movement such as, but not limited to, flashing, running, rotating, video graphics, change in color and brightness or scrolling advertisement message..." but appears to allow internally illuminated signs that do not produce any illusion of movement.

However, during the meeting on January 14, 2015 and at the public hearing on January 28, 2015 several TPZ commissioners stated that when this section was revised effective June 8, 2011 it was the Commission's intent to simply start allowing digital fuel product price signs in certain zones, and to continue the prohibition on all "flashing, running, or rotating signs".

My only recommendation at this time is for the Commission to consider amending Section 6.2.1.E to clarify the Commission's intent regarding internally illuminated signs.

cc:
ARTfx Company, Inc.
file

STAFF REPORT
Home Occupation at 14 Oregon Avenue

January 29, 2015

Petition #24-14:
Special Exception (Section 3.4.4 Home Occupation)
14 Oregon Avenue
Amanda Scordino, owner/applicant/contact.

Description of Petition #24-14:

According to the written description of the operation submitted with her application, the applicant has been selling puppies from her home for “quite some time” and only recently learned that this requires a Home Occupation special permit.

She obtains “a few” puppies at a time from a licensed breeder in New York. They are inspected by a local veterinarian and issued health certificates. She then advertises the puppies online, and potential buyers come to her home to examine them. In her written description she stated that she receives assistance from a State of Connecticut Department of Agriculture Animal Control Officer.

Staff Comments:

Section 3.4.4 of the zoning regulations allow “home occupations and professional offices” in the residential zone. A wide range of home businesses are specifically allowed: professional offices where customers come relatively infrequently (accountant and architect); professional offices where customers come relatively frequently (doctors); and repair shops where customers would also be relatively frequent (TV and radio repair). Personal services are specifically not allowed, “such as, but not limited to”: barbers, hair salons, and nail salons.

No mention is made of “retail sales” either way, which I take that to mean that the TPZ will consider each such request on its merits.

I recommend the public hearing be scheduled for February 11, 2015.

cc:
file

Petition # 2A-14



TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM



LOCATION OF PROPERTY: 14 Oregon Ave ZONE: _____
APPLICANT: Amanda Scordino TELEPHONE: ~~860-995-4648~~ 860-301-9314
ADDRESS: 14 Oregon Ave EMAIL: ~~AmmandasWheatens@gmail.com~~
CONTACT PERSON: Amanda Scordino TELEPHONE: 860-301-9314
ADDRESS: 14 Oregon Ave Newington, CT 06111 EMAIL: AmmandasWheatens@gmail.com
OWNER OF RECORD: Amanda Scordino

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 3.44 ^{wa} 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): attached

SIGNATURE:

<u>Amanda Scordino</u>	<u>3-27-14</u>	<u>Amanda Scordino</u>	<u>3-27-14</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.

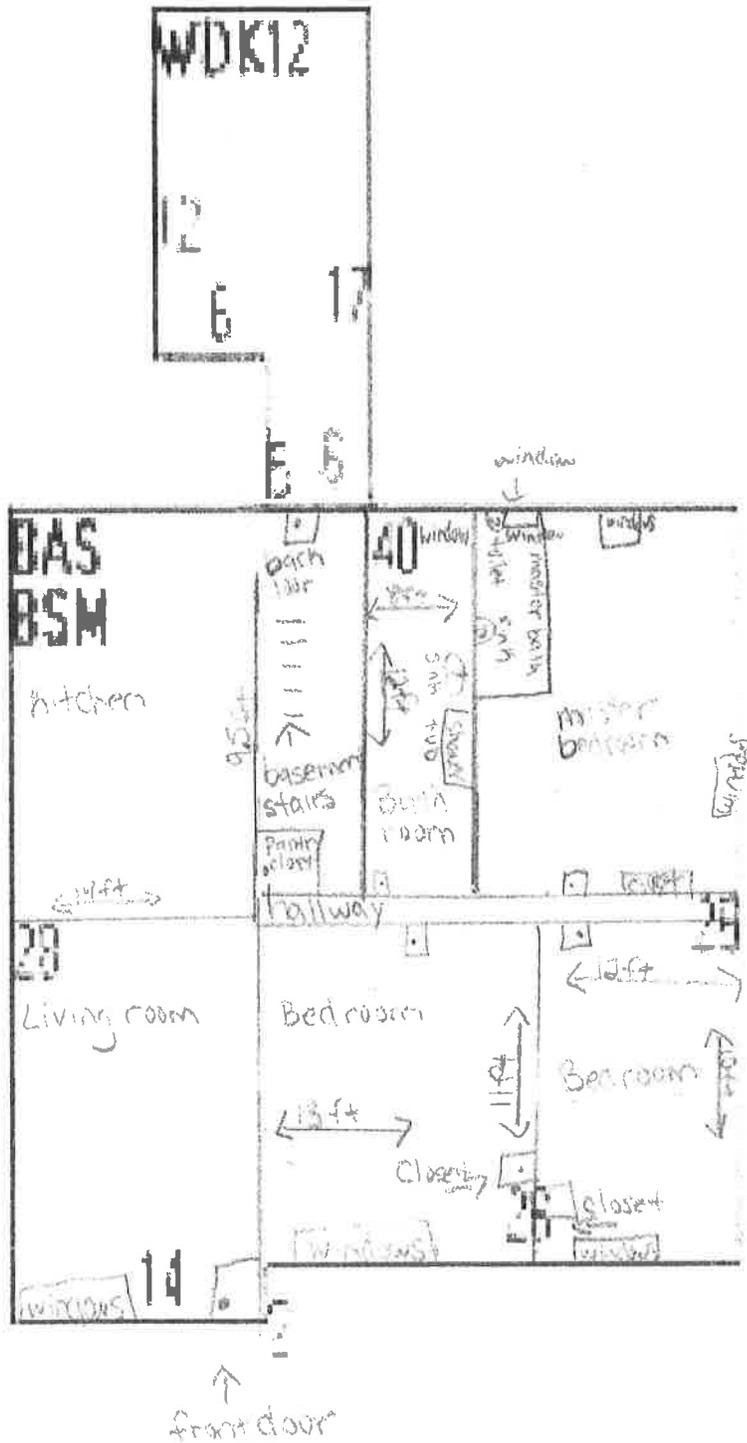
(no subject)

amanda scordino <amandashavanese@gmail.com>
To: amandashavanese@gmail.com

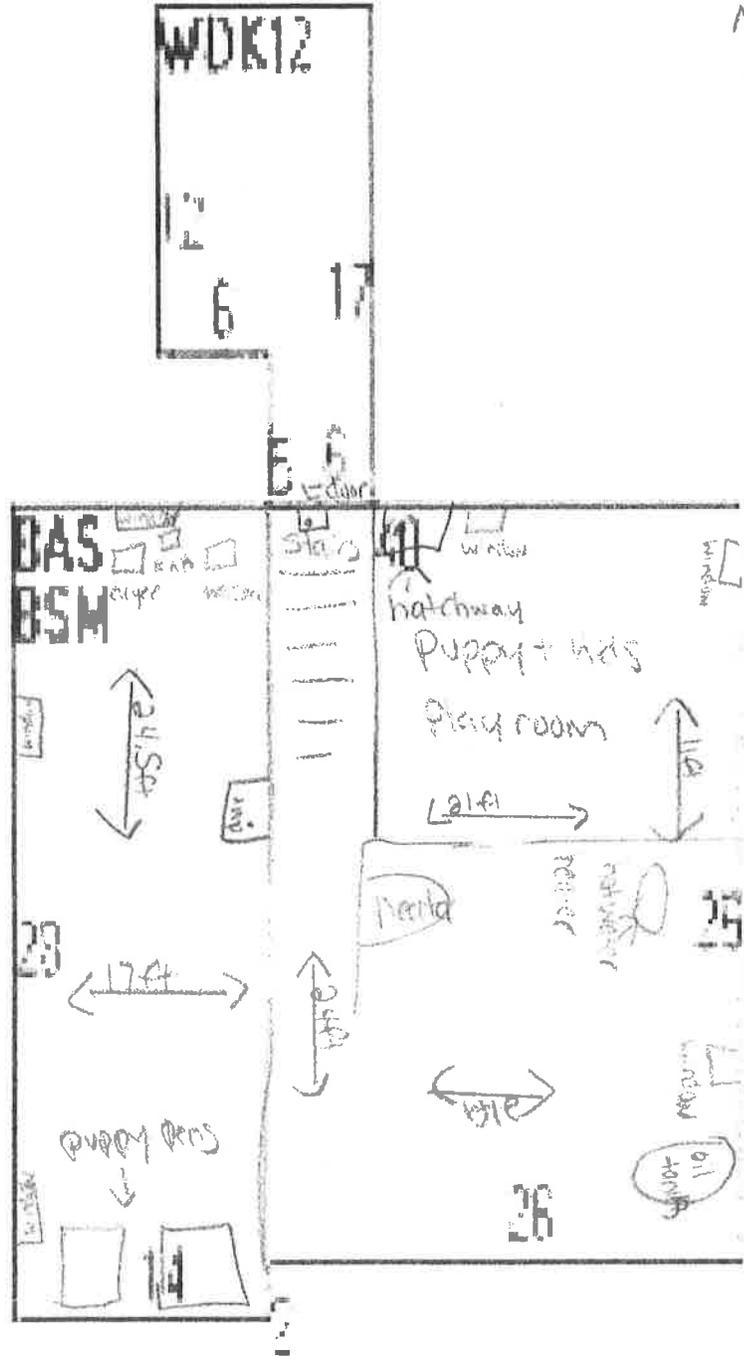
Sun, May 4, 2014 at 4:58 PM

Hello my name is Amanda Scordino. I'd like to apply for the pet shop license. I have been selling puppies from my home for quite some time through a licensed breeder in NY. It has come to my attention that I must apply for this license in order to make these transactions legal here in CT. Selling puppies from my home helps me be able to stay home with my four young children especially with my youngest who is of nursing age. I also receive a great sense of satisfaction providing a family with their new best friend. How it works is I take a few puppies in my home at a time. They are checked by a licensed veterinarian here in CT where I then obtain a health certificate. I then place ads online showing pictures of the pups with a description. The families call my phone and schedule a visit to my home. The families are scheduled one at a time so there's no more than one car at a time in my driveway. From experience I say I have just a couple of families a month that come visit. I have more family members that come visit than puppy buyers. I am very considerate of my neighbors. The puppies are small and stay for a short period of time so there are no worries of noise from the puppies at the neighbors concerns. There are actually bigger dogs in the neighborhood creating noise pollution. I'd be willing to accommodate any requests needed so that I may meet city/state regulations. Officer Dean Gates from the DOA offered to help me every step of the way and supports me in following this license approval. Thank you very much I appreciate your time.

Amanda Scordino
14 Oregon Ave
Newington, CT 06111
Upper/main level



Amanda Scordino
14 Oregon Ave
Newington, CT 06111
lower level



STAFF REPORT
Take-out Caribbean Restaurant

February 5, 2015

Petition #04-15:

Special Exception (Section 3.11.6 Restaurant)

337 Willard Avenue

**Romraj LLC, owner; Dale Hume, applicant; Adrian Myles, 115 Fuller Avenue,
West Hartford CT, contact.**

Description of Petition #24-14:

The applicant would like to open a "take-out Caribbean restaurant". Restaurants are allowed by special exception in the B zone.

Staff Comments:

As of this writing we have not received the applicant's proposed floor plan, so we are not able to confirm that they have sufficient parking. The previous tenant was a different use (barbershop) with a different parking requirement.

I have informed the applicant that we need this information before we will schedule the public hearing.

cc:
Adrian Myles
file



Petition # 04-15

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM

LOCATION OF PROPERTY: 337 Willard Ave ZONE: B

APPLICANT: Ode Hume RN TELEPHONE: 860.280.5079

ADDRESS: 1554 Aslynn Ave, W. Hartford CT 06117 EMAIL: Chefmyles @ me . com

CONTACT PERSON: Adrian Myles TELEPHONE: 860.305.0009

ADDRESS: 115 Fuller dr, W. Hartford CT 06117 EMAIL: Chefmyles @ me . com

OWNER OF RECORD: _____

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). 3.11.6
- Special Exception per Section 3.15.3 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:

		<input checked="" type="checkbox"/>	
APPLICANT	DATE	OWNER	DATE

See attached →

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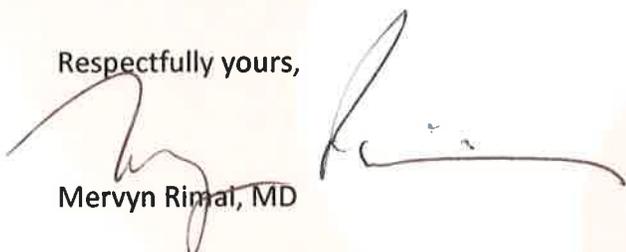
Planning and Zoning Committee
Town of Newington

January 30, 2015

Dear Ladies and Gentlemen,

We are seeking a Special Exception to the zoning regulations per Section 3-15-3 for 337 Willard Ave. This is a store front property connected to a Pizza Restaurant, a Burger Restaurant, a Liquor Store, and a Convenience Store. It, previously, was a Barber Shop. We, under a different business entity, plan to establish a Take-Out Caribbean Restaurant. We would operate up to seven days per week for the lunch hours through dinner hours and into the early evening. We expect to have minimum seating, primarily for persons waiting for their order, but where a few individuals would be able to eat their meals.

Respectfully yours,



Mervyn Rimal, MD



335-337 Willard Avenue



Printed: 2/5/2015
4:17 PM



1:1,935

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Legend

- Parcel
- Structures
- BUILDING
- CEMENT
- DECK
- FOOTBRIDGE
- FOUNDATION
- GREENHOUSE
- POOL
- STEPS
- TANK
- Paved Areas
- Driveway and Parking Lot
- Sidewalk
- Rail Road Line
- Hydrography
- Water
- Swamp area
- Stream
- Vegetation Area

Notes

Notes

Town of Berlin

Department of Development Services

January 23, 2015

Tanya D. Lane, MMC
Town of Newington
Town Clerk
131 Cedar Street
Newington, CT 06111-2644

Subject: Site Plan Amendment Application
Corbin Russwin, Inc.
255 Episcopal Road
Berlin, CT 06037

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2015 JAN 30 PM 1:38

BY Tanya D Lane
TOWN CLERK

Dear Ms. Lane:

The purpose of this letter is to serve as notification to the Town of Newington, as an abutting municipality within 500 feet of a proposed Site Plan Amendment Application, that the Town of Berlin is in receipt of an application from Corbin Russwin, Inc. The application concerns the construction of a solar array addition on its property at 255 Episcopal Road.

Should you have any question, please call.

Sincerely,



Hellyn R. Riggins, AICP
Director of Development Services

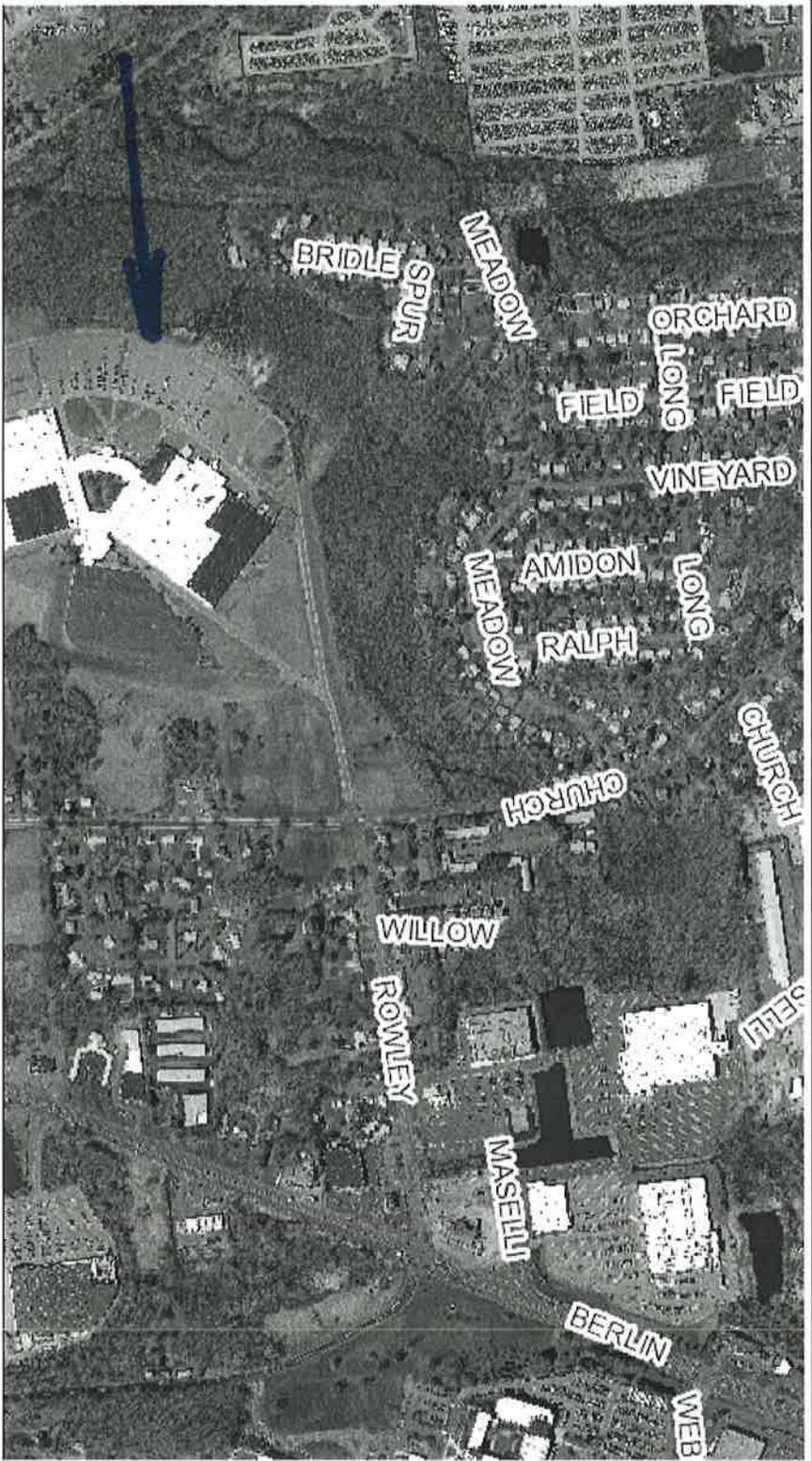
CC: Town Manager
Town Planner
Engineering
Building Official

Plans on file in the Town Clerks
Office.

Certified Mail (Return Receipt Requested): 7014 1200 0000 9524 1439



255 Episcopal Road, Berlin



Printed: 2/5/2015 4:48 PM



1:8,640



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Legend

- 2012 color aerial photo
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Notes

Notes

