



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Wednesday, February 24, 2016

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. APPROVAL OF AGENDA

IV. OLD BUSINESS

- a. Petition #04-16: Sec. 8-24 Referral of Proposed Sewer Easement at 90 Welles Drive North, Newington Town Council, applicant.

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

VI. REMARKS BY COMMISSIONERS

VII. PUBLIC HEARING

VIII. APPROVAL OF MINUTES

- a. Regular Meeting February 10, 2016

IX. NEW BUSINESS

- a. Petition #03-16: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 56 Costello Road (T-Bowl Lanes). Keystone Novelties Distributors LLC, applicant; CMB Inc., owner; Chris Cook, 201 Seymour Street, Lancaster PA, contact.
- b. Petition #08-16: Site Plan Approval at 712 Cedar Street ("Starbucks"). Fenn Road Associates LLC, owner/applicant; Attorney Mark Shipman, 433 S. Main Street Suite 319, West Hartford CT, contact.
- c. Petition #11-16: TPZ Approval (Section 3.23.1: Outside Use) for Food Truck at 2199 Berlin Turnpike (S&N Discount Liquors). Ferida Mohammed, owner; Luis Vallejo, 26 Monte Vista Avenue, Newington CT, applicant/contact.
- d. Discuss up-coming event at Vallabhdham Hindu Temple at 26 Church Street.
- e. Revisit "Interior Lot" zoning regulation.
- f. Petition #06-16: Zoning Text Amendment (All Sections). TPZ, applicant/contact.

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2016 FEB 19 AM 11:05

Tanya D. Lewis
TOWN CLERK

X. OLD BUSINESS (continued)

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

- a. Petition #09-16: Special Exception (Section 3.2.8: Charitable and Civic Event) for the annual “Farmers Market” at the Municipal Parking Lot. Town of Newington, owner; Val Ginn, 56 Farmingdale Road, Wethersfield CT, applicant/contact.
- b. Petition #12-16: Special Exception (Section 3.2.8: Charitable and Civic Event) for the Charter Oak Firebirds’ “Classic Car” event at 3120 Berlin Turnpike (Panera Bread). Charter Oak Firebirds, applicant; Newington VF LLC, owner; John Lyon, 174 Coe Avenue, East Haven CT, contact.

XII. TOWN PLANNER REPORT

- a. Town Planner Report for February 24, 2016

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



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP 
Date: February 18, 2016
Subject: **Petition #04-16: Sec. 8-24 Referral of Proposed Sewer Easement at 90 Welles Drive North. Newington Town Council, applicant.**

Description of Petition #04-16:

Connecticut General Statutes Sec. 8-24 states that before the Town may sell, buy, improve, or grant easements on land owned by the Town, the proposal must be referred to the Town Plan and Zoning Commission for a recommendation. The MDC (Metropolitan District) has requested an easement on Town-owned property at 90 Welles Drive North to install a new sewer pipeline. The Town Council has therefore referred this request to TPZ for a recommendation.

Staff Comments:

See attached Draft Suggested Motion. It addresses the items that came up during the TPZ discussion of this item on February 10, 2017.

This item is in an unusual place on the agenda at the request of the Town Council, so that it can act on the easement at a special meeting immediately after receiving the Sec. 8-24 recommendation.

cc:
file

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



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP *cmf*
Date: February 17, 2016
Subject: **Petition #03-16: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 56 Costello Road (T-Bowl). Keystone Novelties LLC, applicant; Chris Cook, 201 Seymour Street, Lancaster PA, contact.**

Description of Petition #03-16:

Keystone Novelties is requesting TPZ permission to sell fireworks from the T-Bowl parking lot on the corner of Costello Road and the Berlin Turnpike, from June 23, 2016 through July 5, 2016. Section 3.23.1 states that

“Products and equipment intended for sale may be displayed in front of the principal building, but not in the required front yard setback area, when approved by the Commission.”

Staff Comments:

This applicant has been approved for this use at this same location for the past four years. They have multi-year (2013 through 2016) written permission from the current property owner, but since this is where Ashley Furniture is slated to go I have told the applicants to make sure this permission is still valid.

The Fire Marshal and the Police Department have reported that there were no problems last year.

If nothing derogatory comes up at the meeting, I recommend approval with the same conditions as the past two years:

Conditions:

1. Prior to use of the tent, the applicant shall obtain approvals from the Newington Fire Marshal and the Building Department.
2. The applicant shall not place any temporary signs on the ground anywhere in the Town of Newington.

cc:
file

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townplanner@newingtonct.gov
www.newingtonct.gov



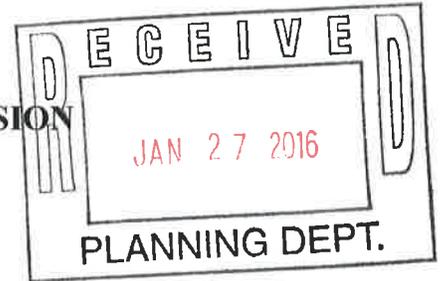
PC# 2925

Petition # 03-16

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM



LOCATION OF PROPERTY: 56 Costello Road ZONE: _____

APPLICANT: Keystone Novelties Distributors, LLC TELEPHONE: 717-394-1078

ADDRESS: 201 Seymour Street Lancaster PA 17603 EMAIL: ccook@keystonenovelties.com

CONTACT PERSON: Chris Cook TELEPHONE: 717-394-1078

ADDRESS: 201 Seymour Street Lancaster PA 17603 EMAIL: ccook@keystone novelties.com

OWNER OF RECORD: CMB, 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 _____ 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): Outside display of Products intended for sale (CT Legal Sparkler Products) per section 3.23.1 from 6/23/2016 to 7/5/2016

SIGNATURE:

 APPLICANT	<u>1/15/2016</u> DATE	<u>SEE ATTACHED LOP</u> OWNER	_____ 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.



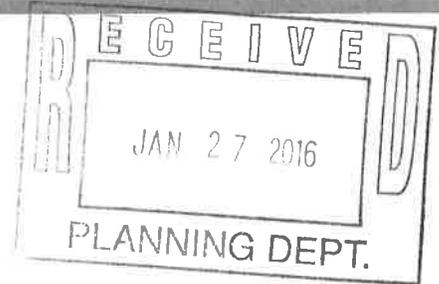
Keystone Novelties, LLC

Keystone Fireworks

www.keystonefireworks.com
201 Seymour Street, Lancaster, PA 17603
(800) 390-0844 Fax (717) 290-7774

January 15, 2016

Town of Newington
131 Cedar Street
Newington, CT 06111
Attn: Craig Minor



Craig,

We are in the process of planning for our Fourth of July tent sale for 2016. This year we will be at 56 Costello Road (T-Bowl Lanes). I have included in this package everything that I believe is necessary for the purpose of applying for the Town Plan and Zoning Commission Hearing. In this envelope I have included the following:

- A completed Town Plan and Zoning Commission Application Form
- A copy of the letter of permission
- A site plan showing the location of the tent
- A copy of our insurance certificate
- A check for \$175 to pay for the application

The set-up will be for the period from June 23 through July 5. The tent will be put up a few days in advance and removed as soon as possible after July 5. Of course, we have "No Smoking" signs placed at the entrance and will have a fire extinguisher. If I have not included any fees, please contact me and I will send a check to cover the costs.

I hope that this information is helpful to you and I thank you again for your consideration. Should you have any questions or if anything has change, please call anytime at 717-394-1078. Thank you.

Cordially,

Chris Cook
Field operations Manager



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Craig Minor, AICP *CM*
Date: February 18, 2016
Subject: **Petition #08-16: Site Plan Approval at 712 Cedar Street ("Starbucks"). Fenn Road Associates LLC, owner/applicant; Attorney Mark Shipman, 433 S. Main Street Suite 319, West Hartford CT, contact.**

Description:

This is an application for site plan approval of a Starbucks restaurant with drive-through on the south corner of Fenn Road and Myra Cohen Way. The legal address is 712 Cedar Street, and the site will be accessed from both Cedar Street and Myra Cohen Way. There was no cover letter submitted with the application.

Staff Comments:

I have reviewed the plans and found some minor items that need to be addressed, which I have conveyed to the applicant's engineers (attached). The storm water management design does not satisfy the Town's LID regulations, which the Town Engineer has conveyed to the applicant (attached).

cc:
file

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

02/19/18

Petition # 08-16



TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION RECEIVED

APPLICATION FORM

FEB - 3 2016
PLANNING DEPT

LOCATION OF PROPERTY: 712 CEDAR ST. ZONE: PLANNING DEPT

APPLICANT: FENN ROAD ASSOCIATES, LLC TELEPHONE: (860) 646-0131

ADDRESS: 1481 PLEASANT VALLEY RD. MANCH. CT EMAIL: rich@hayesdevelopers.com

CONTACT PERSON: MARK S. SHIPMAN TELEPHONE (860) 606-1701

ADDRESS: 437 SOUTH MAIN ST. STE 319
WEST HARTFORD, CT 06110 EMAIL: _____

OWNER OF RECORD: FENN ROAD ASSOCIATES, LLC

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 _____ 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>FENN ROAD ASSOCIATES, LLC</u>	
by <u>[Signature]</u> APPLICANT <u>MARK S. SHIPMAN</u> DATE <u>2/3/16</u>	<u>SAME</u> 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:
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To: Town of Newington
Engineering Department
131 Cedar Street
Newington, Connecticut 06111

Date: February 3, 2016

Memorandum

Project #: 42159.00

From: Rod Szwelicki
Land Development

Patrick O'Leary, P.E.
Principal

Re: Stormwater Management Memorandum
Proposed Starbucks Development
712 Cedar Street
Newington, Connecticut

Project Summary

The approximately 4.45-acre Site is located at 712 Cedar Street in Newington, Connecticut (See Figure 1). The parcel can be identified by the Town of Newington Tax Assessor's Office as Map 13, Block 2, Lot 0 and is located in the PD-Planned Development zone. The Site is bounded by a parcel containing a CTDOT access road to the north, Cedar Street (CT Route 175) to the south, Fenn Road (CT Route 505) to the west, and an undeveloped parcel of land to the east. The Site is currently undeveloped and mostly pervious grass cover with some broken bituminous pavement and gravel along the Cedar Street frontage. Currently, the Site is accessed through an existing curb cut on Cedar Street (CT Route 175) and an access easement through the northern bounding CTDOT property which contains a signalized curbed cut onto Fenn Road (CT Route 505).

The proposed development of the Site includes the construction of an approximately 1,820 SF Starbucks restaurant building along with drive thru, drive aisles, parking spaces, landscaping and associated utilities. The proposed Site will be accessed through the same locations as under existing conditions, with the curb cut onto Cedar Street (CT Route 175) to be reconstructed.

100 Great Meadow Rd, Suite 200
Wethersfield, CT 06109
860-807-4300



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

February 19, 2016

Lawrence S. Shipman
433 South Main Street Suite 319
West Hartford, CT 06110

Re: Petition #08-16: Site Plan Approval at 712 Cedar Street ("Starbucks"). Fenn Road Associates LLC, owner/applicant; Attorney Mark Shipman, 433 S. Main Street Suite 319, West Hartford CT, contact.

Dear Attorney Shipman,

I have reviewed the plans submitted for the above-reference application. My comments are as follows.

1. Contents of Site Plan (Section 5.3.4):
 - a. The architectural plans need an endorsement block (Section 5.3.4.B).
 - b. The distance and bearings of all boundary lines need to be shown (Section 5.3.4.C.2). These should be shown on Sheets C-1 through C-8.
 - c. Monuments need to be indicated at all corners and in tabular form (Section 5.3.4.C.7). These should be shown on Sheets C-1 through C-8.
 - d. Names of abutting property owners needs to be shown (Section 5.3.4.C.8). These should be shown on Sheets C-1 through C-8.
 - e. The Town Engineer will review and comments on the stormwater management design (Section 5.3.4.D.6).
2. Off-Street Parking and Loading Requirements (Section 6.1):
 - a. No lighting plan was submitted (Section 6.1.1.G).
 - b. Please confirm that the site plan complies with the interior parking lot landscaping requirements of Section 6.1.3.A.

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

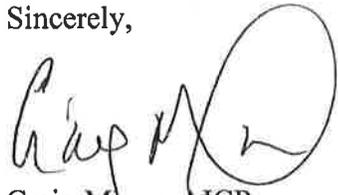
3. Other:

a. Please provide documentation from CTDOT showing its permission for the proposed driveway to Myra Cohen Way.

b. Please submit a detail showing the proposed sidewalk ramp at the driveway to Myra Cohen Way. Also, please consider installing a painted crosswalk to connect the proposed sidewalk with the existing sidewalk on the opposite side of Myra Cohen Way.

If you have any questions or comments, please contact me via email at cminor@newingtonct.gov or (860) 665-8575.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Minor', written over a large, faint circular stamp or watermark.

Craig Minor, AICP
Town Planner

√cc:
file
VHB
Town Engineer



TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Office of Town Engineer

Tanya D. Lane
Acting Town Manager

Christopher Greenlaw P.E.
Town Engineer

February 12, 2016

Fenn Road Associates, LLC
1481 Pleasant Valley road
Manchester, CT 06040
Attn: c/o Patrick O'Leary, P.E.

RE: 712 Cedar Street

Mr. O'Leary,

This office has performed a review of plans entitled: "Site Plans, Proposed Starbucks Development, 712 Cedar Street, Newington, Connecticut" dated February 3, 2016, prepared by Vanasse Hangen Brustlin, Inc.

The following preliminary comments as they pertain to the submitted drawings are as follows:

Drainage Comments:

1. Please review the Town of Newington's L.I.D. and Stormwater Drainage Manuals (available on the Town's website) in order to comply with the Town's requirements and format for this submittal.
2. Provide a stormwater analysis/pipe sizing (DOT format) for Myra Cohen Way.
3. Provide outlet protection calculations for the outfall at the northeasterly corner of the site.
4. Provide flow calculations at points of analysis located at the south end of the detention pond, namely, the north end of the 36"rcp and the north end of the 18"rcp.
5. Provide treatment train to achieve min. 80% TSS removal prior to stormwater exiting the site. Deep sump catch basins need to be inspected 4 times per year, and cleaned when sediment is half the distance from the bottom to the lowest invert. And only when they are "offline" can they be used for 25% TSS removal.
6. Provide lengths and slopes for all storm pipes on the plans.
7. A stormwater agreement must be submitted prior to connecting to the Town stormwater system.
8. Indicate sources and outfall of all piping for the yard drain in the southeasterly undeveloped area of the site.

Plan Comments:

9. Provide additional existing spot grades in the vicinity of the southwesterly corner of the property.
10. Add a right turn only sign (words and arrows) at the exit stop sign and on the island at Cedar Street.
11. Demonstrate a typical delivery/service vehicle turning path on the plans.
12. Revise all round corner radii to accommodate the Town of Newington emergency vehicle.
13. Provide a permit from ConnDOT to perform work within CT Route 175 right of way.
14. The sidewalk from Myra Cohen Way/Fastrack access drive shall be placed west of the existing curblin pc.
15. Provide property lines on the topographic survey (Dwg. Sv-2).
16. The construction entrances (add another at Cedar Street) shall be as designated on the anti-tracking apron detail in the Town's Stormwater Drainage Manual.
17. A CT licensed Land Surveyor shall certify that all E & S measures have been installed according to the plans prior to the start of the work.
18. The Zoning Enforcement Officer shall be notified prior to the beginning of construction and prior to removal of any E & S measures to inspect all sedimentation and erosion control measures.

Inland Wetlands Comments:

19. Overlay the Town of Newington existing inland wetlands and upland review lines on the plans.

If you have any questions, please feel free to contact me to arrange an appointment for an opportunity to review and discuss the above comments.

Phone: (860) 665-8570 Fax: (860) 665-8577
engineering@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

To: Town Plan and Zoning Commission
From: Craig Minor, AICP *CM*
Date: February 18, 2016
Subject: **Petition #11-16: TPZ Approval (Section 3.23.1: Accessory Outside Use) for a Food Truck at 2199 Berlin Turnpike (S&N Discount Liquors). Ferida Mohammed, owner; Luis Vallejo, 26 Monte Vista Avenue, Newington CT, applicant/contact.**

Description:

This is an application for permission to operate a food truck on the parking lot of the package store at 2199 Berlin Turnpike. This is the site of the hot dog cart that was approved by TPZ on June 20, 2015 with an expiration date of September 1, 2015.

Staff Comments:

Section 3.23.1 reads as follows:

“Supplies, materials, products and equipment which are incidental and subordinate to the principal building use of the lot may be stored outside on the same lot but shall not be located in front of the principal building or be placed on rack shelving higher than 12 feet. Products and equipment intended for sale may be displayed in front of the principal building, but not in the required front yard setback area, when approved by the Commission. This display of this equipment and products shall not obstruct pedestrian walks or fire lanes. (Effective 12-01-01)”

This is the zoning regulation that has been used in the past to authorize parking lot tent sales of sporting goods, swimming pools, beds and appliances. It is also the regulation TPZ uses to regulate the sale of fireworks, and was the regulations that TPZ used to approve the hot dog cart last year.

Based on the information provided by the applicant and comments made by the ZEO at the TPZ meeting on February 10, 2016 this activity appears to comply with the above requirements. It is substantially the same activity as the hot dog cart that was previously approved at this site. The hot dog cart was operated by the property owner's son during summer vacation from college, but the land use is the same.

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townplanner@newingtonct.gov
www.newingtonct.gov

The criteria that TPZ used when it reviewed the hot dog cart application last year should be the same criteria used here:

1. Is it “incidental and subordinate” to the package store?
2. Are there enough parking spaces so that the presence of this truck doesn’t make the site non-conforming?
3. Will the food truck be in a safe location so that it won’t be a traffic hazard to vehicles entering and leaving the site?
4. Is it far enough away from a “bricks and mortar” retailer selling the same product?
5. Can the operator obtain the necessary health and police approvals?

There might be other criteria that should be considered which were not considered with the hot dog cart, but this is a good start. I have conveyed these questions to the applicant and advised him to have the answers at the meeting.

cc:
file



Case # 17-180610769 @ 70 Petition # 11-16
TOWN OF NEWINGTON +\$5 cash

TOWN PLAN AND ZONING COMMISSION

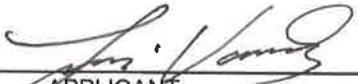
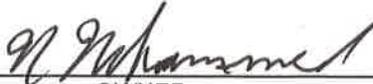
APPLICATION FORM

LOCATION OF PROPERTY: 2199 Berlin Tpke ZONE: B-BT
 APPLICANT: Luis Vallego TELEPHONE: 860-970-7332
 ADDRESS: 26 Monte Vista Ave Newington CT EMAIL: luisvallego74@gmail.com
 CONTACT PERSON: SAME TELEPHONE: _____
 ADDRESS: SAME EMAIL: _____
 OWNER OF RECORD: Nickey Mohammed

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 _____ 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): Sec 3.23 - outside sales for Food Truck

SIGNATURE:

 APPLICANT	<u>2-9-16</u> DATE	 OWNER	<u>2/10/16</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:
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My name is Luis Vallejo. My family and I moved to Newington nearly 12 years ago, I am the founder and owner of SIMA FOODS, dba, Taco Tequila Food Truck, which is located on the property at 2199 Berlin Turnpike, property of S&N Liquors.

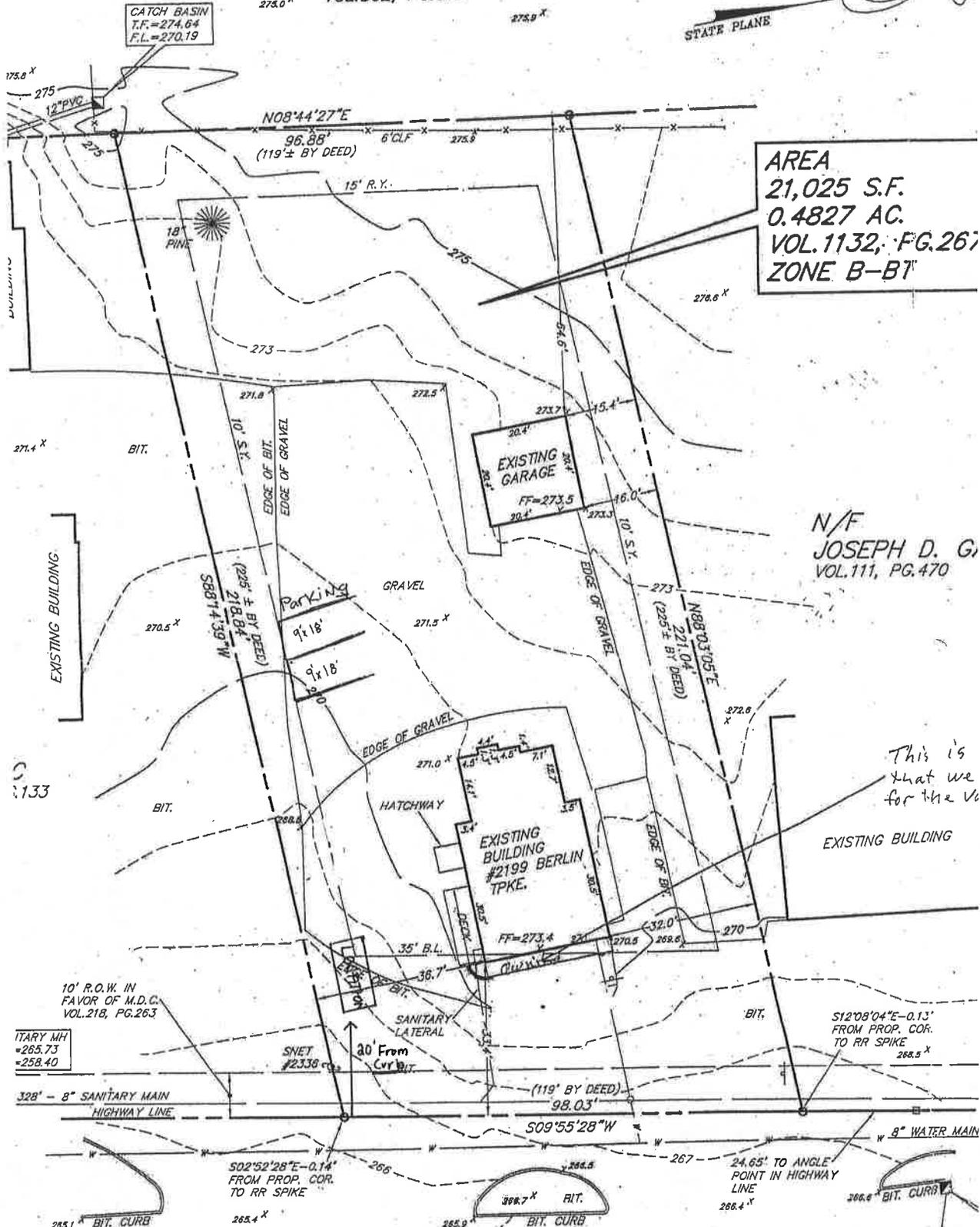
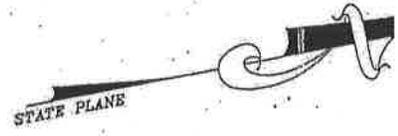
I have 25 years of experience in the food business, dating back to my life in Mexico, my country of origin. In the US, I have worked for McDonald's managing all food operations at Bradley Airport; I managed McDonald's Restaurants in Albany, New York Market and I have worked as an Area Supervisor for 35 Dunkin Donuts restaurants in Connecticut.

We have participated in a number of festivals around Connecticut: Quassy Park October Fest, Hubbard Park Fall Festival, Sunshine Kids' Festival in Wallingford, 35th Annual Christmas Festival of Bethlehem, and Hartford First Night New Year's Celebration in Bushnell Park.

We operating Monday to Saturday 12:00pm to 9:00pm
I we like to request 1 year permit
Every night we move the truck to the back parking lot

On January 1, 2016, we opened for business in our hometown of Newington, Connecticut. There are a number of restaurants selling Americanized Mexican food in town, Puerto Vallarta, Plaza Azteca, Moe's and Chipotle, to name a few. The difference is that we are not everything to everybody. We keep our menu simple to deliver authentic, and consistent quality; we are Taco Tequila, Real Mexican Food by Real Mexicans.

N/F
GRANITE ASSOCIATES
 VOL. 352, PG. 302



AREA
 21,025 S.F.
 0.4827 AC.
 VOL. 1132, FG. 26;
 ZONE B-BT

N/F
 JOSEPH D. G.
 VOL. 111, PG. 470

This is
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 for the V

RECEIVED
 JUN - 1 2015

BERLIN TURNPIKE
 ROUTES #5 & #15

MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE
 AND EMBOSSED SEAL OF THE SURVEYOR.



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP 
Date: February 17, 2016
Subject: **Upcoming Religious Events at Vallabhdham Hindu Temple at 26 Church Street**

Congregation President Roger DeSai of the Vallabhdham Temple will be at the TPZ meeting on February 24, 2016 to discuss the upcoming religious holiday "Holi" and how the congregation intends to manage it.

See attached email from Mr. DeSai.

cc:
file

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

Minor, Craig

From: Roger <roger@talentsys.com>
Sent: Monday, February 15, 2016 1:16 PM
To: Minor, Craig; hp99@aol.com
Cc: Rahul Patel
Subject: upcoming Event Holi 2016 hearing

To,
Mr. Minor, Craig
TOWN PLANNER , Town of Newington
131 Cedar Street, Newington, CT 06111

In order to make this Holi event pleasant, successful, and safe for all devotees the following guidelines will be observed and implemented:

- No parking allowed in the temple's parking lot
- Bonfire will be done by at the end of the parking lot on the left side
- people will park at the Holy Spirit Church parking lot on Church Street ,Paterson school
- shuttle service will be provided to and from parking lots
- Parking lot attendants will be present at all times
- Newington police will be providing security for the event
- Fire department has been notified
- Portable bathrooms will be available for devotees
- This is an outdoor event, therefore only volunteers are allowed inside the building

This event has been done for the past six years peacefully and successfully, as will this year with your support.

Holi is a spring festival, also known as the festival of colors or the festival of Sharing love. It is an ancient Hindu religious festival which has become popular with non-Hindus in many parts of South Asia, as well as people of other communities outside Asia. Holi celebrations start with a Holika bonfire where people gather, dance and party. Holi is also called 'The Festival of Colors', and people celebrate the festival by smearing each other with paint, and throwing colored powder around in an atmosphere of great good humour.

Holi is the Hindu festival that welcomes the Spring and celebrates the new life and energy of the season.

Significance

The festival signifies the victory of good over evil, the arrival of spring, end of winter, and for many a festive day to meet others, play and laugh, forget and forgive, and repair broken relationships, and is also celebrated as a thanksgiving for a good harvest.

Cultural

Celebration of the various legends associated with Holi reassure the people of the power of the truth as the moral of all these legends is the ultimate victory of good over evil. The legend of Hiranyakashyap and Prahlad also points to the fact that extreme devotion to god pays as god always takes his true devotee in his shelter.

All these legends help the people to follow a good conduct in their lives and believe in the virtue of being truthful. This is extremely important in the modern day society when so many people resort to evil practices for

small gains and torture one who is honest. Holi helps the people to believe in the virtue of being truthful and honest and also to fight away the evil.

Social Significance

holi helps to bring the society together and strengthen the secular fabric of our country. For, the festival is celebrated by non-Hindus also as everybody like to be a part of such a colorful and joyous festival. Also, the tradition of the Holi is that even the enemies turn friends on Holi and forget any feeling of hardship that may be present. Besides, on this day people do not differentiate between the rich and poor and everybody celebrate the festival together with a spirit of bonhomie and brotherhood.

Biological Significance

It is interesting to note that the festival of Holi is significant for our lives and body in many other ways than providing joy and fun.

Some also believe that play with colours help to promote good health as colours are said to have great impact on our body and our health. Western-Physicians and doctors believe that for a healthy body, colours too have an important place besides the other vital elements. Deficiency of a particular colour in our body causes ailment, which can be cured only after supplementing the body with that particular colour.

Happy Holi!

We thank God for your being sent to help & Support us. Your caring gives us strength.

We thank you for your continuing support to this worthy cause.

With blessings and great feelings of gratitude.

Roger DeSai
President
Vallabhdham Temple
26 Church St, Newington, CT
www.vallabhdham.org

Month	Event	Event Type	Number of devotees/Attendees
Jan 3rd 2016	New Year Religious Sunday service	Normal Service	55-75
Jan 16th 2016	Uttarayan - Sunday service	Normal Service	75-100
Feb. 14th 2016	Vasant Panchami - Sunday service	Normal Service	50-70
April 16th 2016	ShriRaam Navami - Sunday Service	Normal Service	55-75
June 19th 2016	Religious Service	Normal Service	55-75
July 23rd 2016	Religious Service	Normal Service	55-75
Aug. 14th 2016	Religious Service	Normal Service	55-75
Aug. 20th 2016	Hindola Day - Religious Service	Normal Service	55-75
Sept. 11 2016	Religious Service	Normal Service	55-75
Nov. 20th, 2016	Religious Service	Normal Service	55-75
Dec. 25th, 2016	Religious Service	Normal Service	55-75

Month	Event	Event Type	Number of devotees/Attendees
Jan 1st 2016	New Year Religious Service:offering Food to God	Mid Size Event	200-300
May 7th 2016	ShriMahaPrabhuji Birthday	Mid Size event	200-300
June 5th 2016	Meidcal Camp - Open community event	Mid Size event	175-250
July 3rd 2016	Rath Yatra	Mid Size event	250-350
Aug. 25th 2016	Mid night Religious Service (God's Birthday)	Mid Size event	250-350
Nov. 13th, 2016	Diwali of Gods	Mid size Event	250-350

Month	Event	Event Type	Number of devotees/Attendees
March 26th 2016	Holi-Dhuleti - Bonfire Saturday	Festival of Color	Big Event 500-750
Aug. 28th 2016	God's Birthday Celebration-	Big Event	500-600
Oct. 1st 2016	Navratri- Festival of Dance	Big Event	600-800
Oct. 7-8th, 2016	Navratri- Festival of Dance	Big Event	600-800
Oct. 15th, 2016	Navratri- Festival of Dance	Big Event	600-800
Oct, 29-30th, 2016	Diwali Festival of Light - Hindu new year	Big Event	600- 1000

DRAFT

1/12/16

MEMORANDUM OF UNDERSTANDING

WHEREAS, **ROGER DESAI**, in his current capacity as President of the Vallabhdham Hindu Temple (hereafter "Temple") located at 26 Church Street in Newington, Connecticut, is duly authorized to sign this Memorandum Of Understanding on behalf of the Board of Directors of the Temple.

WHEREAS, **TANYA LANE**, in her current capacity as Acting Town Manager in the Town of Newington, Connecticut, is duly authorized to sign this Memorandum Of Understanding on behalf of the Town of Newington, including its citizens.

WHEREAS, at a certain public meeting held on December 9, 2015, in the Newington Town Hall, neighbors of the Temple presented concerns to the Temple of the Temple's impact on them at certain large religious services held on the grounds of the Temple.

WHEREFORE, as a result of the foregoing concerns raised by the neighbors of the Temple, the Attorney for the Temple and the Newington Town Planner met and compiled a list of the concerns raised by the neighbors and formulated potential solutions to neighbors' foregoing concerns. The neighbors concerns and the proposed solutions are as follows:

SEE ATTACHED SCHEDULE A

The Temple will use its best efforts to achieve and adhere to the terms and conditions of this Memorandum Of Understanding.

Dated this __ of January 2016.

VALLABHDHAM HINDU TEMPLE

TOWN OF NEWINGTON

By: _____
Roger Desai
Its President
Duly Authorized

By: _____
Tanya Lane
Its Acting Town Manager
Duly Authorized

STATE OF CONNECTICUT)
) ss:
COUNTY OF HARTFORD)

January __, 2016

Personally appeared **Roger Desai**, duly authorized President of Vallabhdham Hindu Temple, signer of the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of Vallabhdham Hindu Temple.

Paul R. Doyle
Commissioner of the Superior Court

STATE OF CONNECTICUT)
) ss:
COUNTY OF HARTFORD)

January __, 2016

Personally appeared **Tayna Lane**, duly authorized Acting Town Manager of the Town of Newington, signer of the foregoing instrument and acknowledged the same to be hers free act and deed and the free act and deed of The Town of Newington.

Commissioner of the Superior Court

DRAFT

DRAFT

12/16

SCHEDULE A

Issues Raised By Neighbors Of Temple At December 9, 2015, Public Meeting

	Residents' Issue	Potential Solution	Comments
1	Lighting from the Temple driveway and Temple Premises shines into neighbors' properties.	The Temple will seek to change relevant light bulbs to softer bulbs and, to the extent possible, turn away the lighting from the neighbors' properties. As requested by Newington Police, Temple will rent temporary lights for large religious services.	It was noted that recent decision by the Temple to turn off the lights at 10:00 pm was helpful and minimized the lighting impact.
2	Noise emanating from the Temple.	The Temple will strongly encourage and direct its membership to leave the premises quietly, especially late at night to minimize noise.	
3	Traffic at and around the Temple during large religious services.	The Temple will hire police to assist with the traffic flow at large religious services. The Temple will create a shuttle system for offsite parking for large religious services. The Temple will post temporary "No Parking Signs" on Church Street in front of the Temple to minimize traffic congestion during the large religious services.	
4	Trespassing on neighbor's property during religious services.	Installation of a fence on the borders with the neighbors to minimize any trespassing on the neighbors' properties.	
5	Trash, beer cans, and other debris thrown on neighbors' properties during large religious services.	Installation of a fence on the borders of the neighbors' properties should minimize the throwing of garbage. In addition, promptly after each large religious service, the Temple will deploy members to pick up garbage on the neighbors' properties.	
6	Noise emanating from the Temple entrance in the evenings.	The Temple will explore ways to minimize noise at large religious events.	
7	Alleged lighting of illegal fireworks.	The Temple leadership only uses legal fireworks during its religious services and will continue to strongly discourage any member or guest from lighting any illegal fireworks on the Temple premises.	
8	Neighbor communication with Temple membership for issues.	The Temple will designate one person to be the Neighborhood Liaison who will be specifically charged with being the Temple contact for all neighbors so neighbors will have one person to communicate with if they have any questions or complaints about the Temple. The Neighborhood Liaison should provide the neighbors with his or her cellphone and be readily accessible to the neighbors.	

DRAFT

9	Complaints that the wind carried some of the fireworks residue onto neighbors' property.	The construction of the fence abutting the neighbors' boundary line should limit said fireworks residue. The Temple will also be aware of any wind prior to them discharging any fireworks to minimize any impact to neighbors.	
10	Sufficient pickup/emptying of dumpster on Temple premises.	The Temple will ensure that their dumpsters are promptly emptied once they become full.	There is a specific exception in the Newington Zoning Regulations that allows garbage haulers to empty garbage bins early in the morning. Thus, early garbage collections cannot be changed or eliminated.
11	A request for education session for the neighborhood and town of the Temple's Hindu religion.	The Temple leadership will work to schedule a seminar at the Temple about the basic precepts of the Hindu religion and invite the neighbors and town in general to attend this educational event.	
12	A request that neighbors be given prior notice of the annual large religious services.	On an annual basis the Temple will mail to their immediate neighbors a list of the year's annual large religious services so prior notice is provided.	
13	Lighting of religious fires near the boundary lines of neighbors.	Any such religious fires will be lit sufficiently away from the neighbor's property line to minimize any negative impact.	
14	Pursuing town permits for tents for the large religious services.	The Temple leadership will obtain permits from the Town of Newington for all tents rented for their large religious services.	



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Craig Minor, AICP
Date: February 18, 2016
Subject: **Interior Lot Zoning Regulations**

Description:

Prior to 2007, interior lots (lots without the minimum required frontage on a town road) were allowed in Newington, by Special Permit. Section 6.7 was deleted from the zoning regulations in 2007 as part of a major revision to the zoning regulations. Chairman Aieta has suggested TPZ consider re-instating them.

Staff Comments:

1. As of this writing I have not reviewed all of the minutes from the meetings where this change was discussed, but I did find the following:

July 11, 2007:

Chairman Camilli: Just to talk very briefly on that, that was one of the more problematical areas that we considered, we had, as we do interior lots, you know what happens, what we have before us right now. One of the reasons for taking these out of the regulations is that the amount of protest generated by neighboring and abutters is something that puts this Commission in a very, I don't know what the word is...

Commissioner Fox: Contentious?

Chairman Camilli: Contentious situation, and we end up being arbitrators and judges, and I supposed we are to a degree, but like with the other application, they are going for litigation and it leaves us in a very poor situation, so, and we had some bad experiences, so I think that it best that it be deleted. I don't know if anyone else wants to make any comment about that.

Commissioner Schatz: The only comment that I would have is that I think this tightens it up for us actually, and the only other comment is that, in going over all the minutes and everything else on this, the Chairman has over-exceeded himself in keeping it open, so the public can come in and comment.

Also, Fire Marshal Chris Schroder apparently submitted a letter in favor of deleting the regulation:

June 13, 2007:

Edward Meehan: Also you had a memo from Fire Chief Chris Schroeder regarding his comments on interior lots, and he is suggesting the Commission consider removing these from the regulations. He feels that the apparatus will have problems, and has had problems getting into these areas, and he feels that from a public safety point of view, they should be taken out of the regulations.

2. A copy of the old Section 6.7 is attached to this memo. To make sense of it I took the regulation and edited/rearranged it to read more plainly:

Special Permit Requirements:

The proposed lot does not have any other access which would permit it to meet the minimum requirements of this regulation.

The unusual character or topography and the historic pattern of land division create practical difficulty in meeting the requirements of frontage and access.

Lot frontage and access shall be as required in the zone [This makes no sense – the whole point of an interior lot is that it does not have the minimum lot frontage; perhaps this should read “setback”]. Lot area shall be not less than one and a half times the minimum area standard for the Zone District where the proposed Interior Lot is to be located.

Must have an unobstructed right-of-way at least 20 feet wide to an accepted street. The driveway width shall not be less than 10 feet and the driveway shall not be closer than 5 feet from adjoining property lines.

Any right-of-way longer than 200' shall be at least 25' wide, and a report from the Fire Marshal as to the safety of the access shall be made a part of the public hearing.

If the area of such lot exceeds twice the area requirements of the zone in which the rear area is located, the right of way shall be at least 60 feet wide. In lieu of providing a 60 foot right of way the property owner may encumber a portion of the interior land to restrict future subdivision [Why? An interior lot would have to be *three* times the minimum lot size to be subdividable since interior lots have to be at least 1.5 times the minimum lot size. If for some reason TPZ doesn't want interior lots to be subdivided, then just prohibit it in the regulations.]

All Lot standards as set forth in Section 4 of these regulations shall be applicable to the design of Interior Lots except Lot frontage and area.

cc:
file

Section 6.7 Interior Lots and Single Family Homes (deleted 8/15/2007)

6.7.1 General:

Buildings shall not be erected, or a building permit issued, unless they abut a highway or street in conformance with these regulations.

No building to be used for a dwelling shall be constructed or located in the rear of a building situated on the same lot, nor shall any building be constructed in front of or moved to the front of a dwelling situated on the same lot.

6.7.2 Special Exceptions for Interior Lots

A building permit may be issued for the construction of a single-family dwelling on a interior lot subject to the granting of a special exception by the Commission in accordance with the following conditions and the provisions of Section 5.2. and the underlying zone requirements:

- A. The provision of an unobstructed right of way at least 20 feet wide to an accepted street and designed to accommodate emergency apparatus, vehicles, etc., to such lot. The minimum driveway pavement width shall not be less than 10 feet and the driveway shall not be closer than 5 feet from adjoining property lines. If, however, the area of such lot shall exceed twice the area requirements of the zone in which the rear area is located, such right of way to said area shall be at least 60 feet wide and no building permit shall be issued for more than one building in the original rear area until all regulations for subdivision have been complied with. In lieu of providing a 60 foot right of way the property owner may encumber a portion of the interior land to restrict future subdivision. For a right of way longer than 200' the width shall be increased to 25' and a report from the Fire Marshal as to the safety of the access shall be made a part of the public hearing. (Effective 12-01-01)
- B. The lot does not have any other access which will permit it to meet the minimum requirements of this regulation.
- C. The unusual character or topography of the subject land and the historic pattern of land division have created practical difficulty in meeting the requirements of frontage and access as are required within this regulation.
- D. All Lot standards as set forth in Section 4 of these regulations shall be applicable to the design of Interior Lots except Lot frontage and area. Lot frontage and access shall be as required by Section 6.7.2.A. Lot area for Interior Lots shall not be less than one and a half times the minimum area standard for the Zone District where the proposed Interior Lot is to be located.
- E. The Commission may require a site plan in accordance with Section 5.3. showing sufficient data to clearly indicate the lot and surrounding properties.



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Craig Minor, AICP *CM*
Date: February 18, 2016
Subject: **Petition #06-16: Zoning Regulations Comprehensive Review**

Description:

This comprehensive (but informal) review of the zoning regulations began in November 2014. The goal was to only look for text items that need minor adjustment – any major revisions encountered during this review would be handled separately.

This has been conducted in a series of special “workshop” meetings. After the review is completed, one or more public hearings will be held on the suggested adjustments via the normal zoning amendment process, just like with a petitioned zoning amendment.

Staff Comments:

Enclosed are Sections 7 through 9.

cc:
file

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



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Craig Minor, AICP *CM*
Date: February 17, 2016
Subject: **Petition #11-16: Special Exception (Section 3.2.8: Charitable and Civic Event) for the annual "Farmers Market" at the Municipal Parking Lot. Town of Newington, owner; Val Ginn, 56 Farmingdale Road, Wethersfield CT, applicant/contact.**

Description of Petition #11-16:

The applicant wants to operate the ninth annual "Farmers Market", in the same location as the previous years. It was approved for three years in 2010 and again for three years in 2013.

Staff Comments:

Section 3.2.8 allows civic events such as this in any non-residential zone:

"3.2.8 Charitable and Civic Events.

The use is for charitable purposes or for the direct support of said local charitable, civic or religious group; provided that such use shall be limited by such restrictions and/or conditions as the Commission may impose. Any permit so authorized shall be for such times as the Commission may determine is reasonable, but in no case longer than 10 days."

I recommend the public hearing be scheduled for the next TPZ meeting on March 9, 2016. As of this writing I do not know if there were any problems with the operation last year, but I will find out before the hearing.

cc:
file

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

Petition # 11-16



TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM

LOCATION OF PROPERTY: Municipal Parkinglot ZONE: _____
APPLICANT: VAL GINN TELEPHONE: 860-716-9086
ADDRESS: 56 Farmingdale Rd EMAIL: Val@JmaLogas.com
CONTACT PERSON: Same TELEPHONE: Same
ADDRESS: Same EMAIL: Same
OWNER OF RECORD: Same

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 _____ 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): To hold Farmers Market -
Municipal Parking Lot - Center Green

SIGNATURE:

<u>Val Ginn</u> APPLICANT	<u>2/5/16</u> DATE	<u>VAL GINN</u> OWNER	<u>2/5/16</u> DATE
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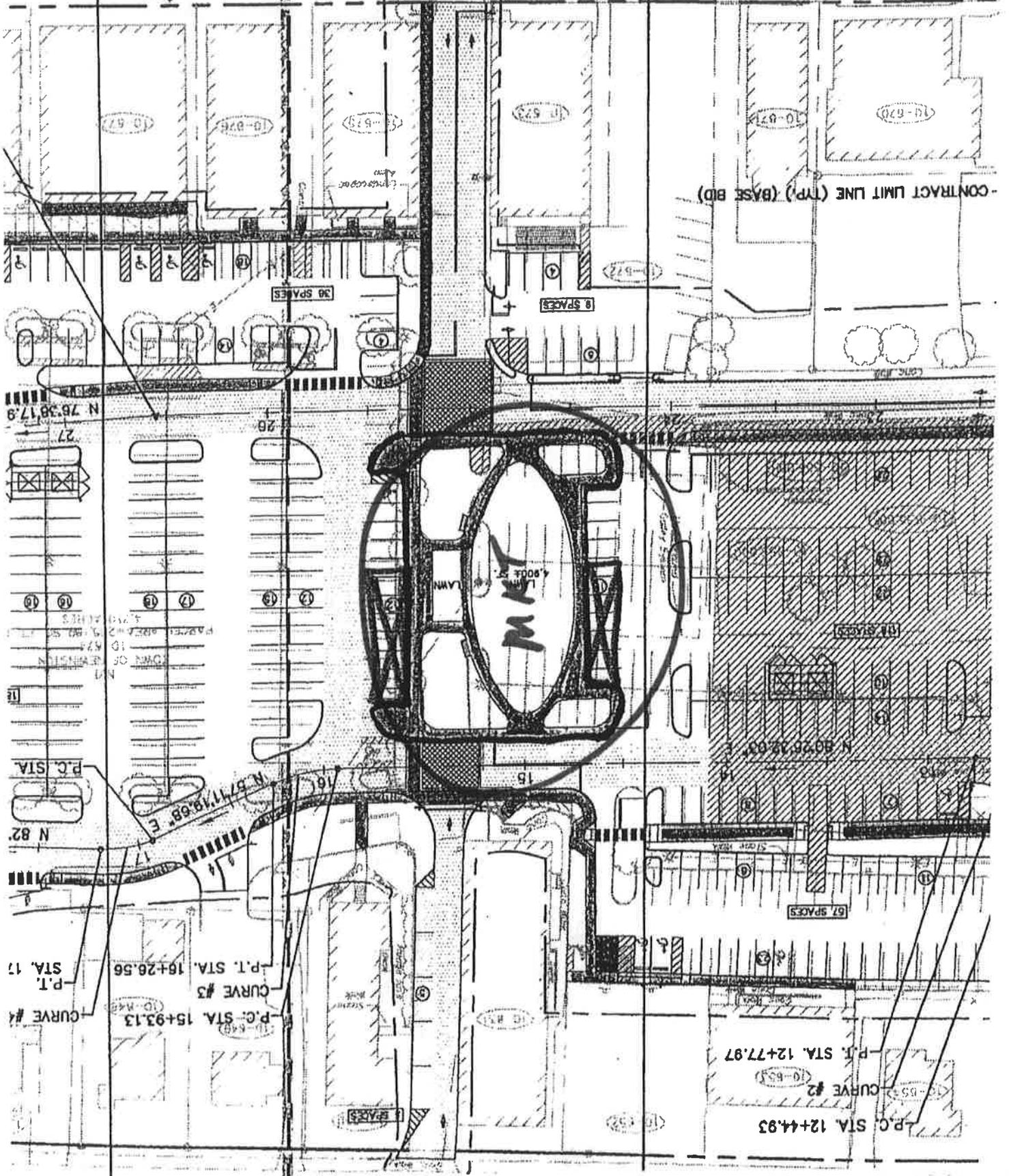
COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE SETS OF PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).

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.

BID WEST SIDE ←
← BID EAST S

Market Square

- CONTRACT LIMIT LINE (TYP.) (BASE BID)



N 76+38.17.9

27

26

15

N 82

P.C. STA.

N 82

17

16

P.T. STA. 17

CURVE #4

P.C. STA. 15+93.13

CURVE #3

P.T. STA. 16+26.56

N 82

17

P.T. STA. 12+77.97

CURVE #2

P.C. STA. 12+44.93

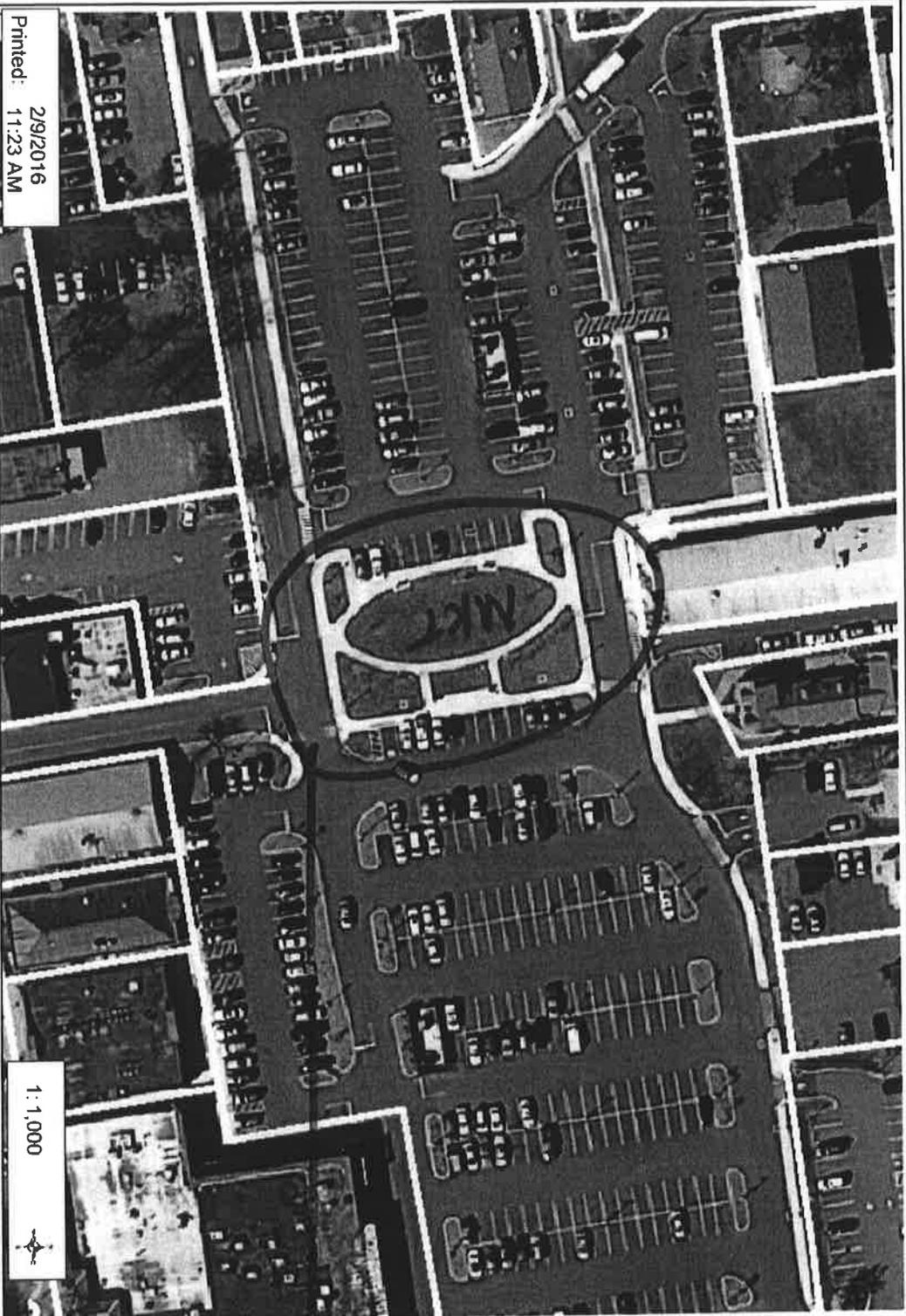
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Constitution Square



Printed: 2/9/2016 11:23 AM

166.7 0 83.33 166.7 Feet

1:1,000

This map is user generated static output. This map is for reference only and should be used for REPRESENTATION ONLY. The Town of Newington retains any liability for any sections 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
- Rail Road Line
- Hydrography
- Water
- Swamp area
- Stream
- Vegetation Area

Location of Market

Notes

Notes



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP 
Date: February 19, 2016
Subject: **Petition #12-16: Special Exception (Section 3.2.8: Charitable and Civic Event) for the Charter Oak Firebirds' "Classic Car" event at 3120 Berlin Turnpike (Panera Bread). Charter Oak Firebirds, applicant; Newington VF LLC, owner; John Lyon, 174 Coe Avenue, East Haven CT, contact.**

Description of Petition #12-16:

The applicant organization would like to continue with their classic car shows during the summer and fall of 2016 and 2017 (two years). The event will take place in the Panera Bread parking lot, with "overflow" parking on the grass between the parking lot and the Berlin Turnpike. These events are a fundraiser for children's charities. See letter dated February 12, 2016 submitted by the applicants (attached).

This activity is allowed in all zones by Special Permit, per Section 3.2.8 of the Zoning Regulations:

3.2.8 Charitable and Civic Events

The use is for charitable purposes or for the direct support of said local charitable, civic or religious group; provided that such use shall be limited by such restrictions and/or conditions as the Commission may impose. Any permit so authorized shall be for such times as the Commission may determine is reasonable, but in no case longer than 10 days.

Staff Comments:

I recommend the public hearing be scheduled for March 9, 2016.

cc:
Applicant
file

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

Petition # 12-16



TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM

PANERA BREAD

LOCATION OF PROPERTY: 3120 BERLIN TPKE ZONE: PD

APPLICANT: CHARTER OAK FIREBIRDS TELEPHONE: 860-620-2898 (c)

ADDRESS: 174 COE AVE, EAST HAVEN CT EMAIL: charteroakbirds@yahoo.com

CONTACT PERSON: JOHN LYON TELEPHONE: 860-314-1258

ADDRESS: 130 TOWN HILL RD, TERRYVILLE CT EMAIL: CLLYON@SNET.NET

OWNER OF RECORD: PANERA BREAD

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 3-2.8 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>2/11/16</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.

February 12, 2016

Town of Newington

Planning and Zoning

Ref: Renewal of 2015 Certificate of Action / Petition 23-15 Attached

Request for 2 Year Permit 2016 / 2017 for continuation of the Charter Oak Firebirds Charitable Car Event held at Panera Bread, 3120 Berlin Turnpike, Newington CT

Explanation of Proposed Activity

Charter Oak Firebirds is a classic car club founded 11 years ago to promote the restoration and enjoyment of classic cars. We are also an organization dedicated to helping CT children's charities through funds raised holding car shows. Over the past years, we have donated all of our season's donation proceeds to Ct Children's Medical Center, Yale Pediatric, Hole in the Wall Gang Camp, and the Solnit Adolescent Rehab Center.

We seek formal approval for a 2 year Special Exception Permit to hold 12 such events throughout the summer and fall of 2016 and 12 during 2017 at the Panera Bread location at 3120 Berlin Turnpike, Newington. This event has been held at this location for 9 years. The shows are the first and third Saturday of each month, running from May through October, and taking place from approximately 3:30 PM until 8:30 PM each time.

The event is held with the permission and support of Panera Bread, and has been expertly run by the experienced members of the Charter Oak Firebirds for 9 years. We do not know of any incidents of injury, police complaint, or property damage of any kind, and it is a friendly family oriented event.

The club complied with the conditions set forth in the Certificate of Action from Newington Planning & Zoning dated 7/9/15 and installed prior to each event a temporary fence to keep cars from parking close to the Berlin Turnpike and to keep spectators a safe distance from traffic areas. (Picture Attached)

The club does carry event insurance, and makes every effort to keep the event safe for everyone. We maintain an open access to Panera Bread's handicapped parking for any patron's of Panera who require it, and keep the fire lane and building access open for any emergency.

Proposed Dates for 2016: 5/7, 5/21, 6/4, 6/18, 7/2, 7/16, 8/6, 8/20, 9/3, 9/17, 10/1 and 10/15* There are no "rain dates" - inclement weather results ion cancellation of event.

We appreciate your consideration of our request for a 2 year extension of our permit.

Charter Oak Firebirds

Attachments: Site plan, Pictures, 2015 Certificate of Action, \$250 Permit Application Fee

BERLIN TURNPIKE

TEMPORARY FENCE

WIDE EASEMENT STRIP VOL 165 PAGE 659

OVERFLOW PARKING

SHOW CAR PARKING

SHOW CAR PARKING

SHOW CARS

PANERA BREAD BAKERY BREAD

DS TENT

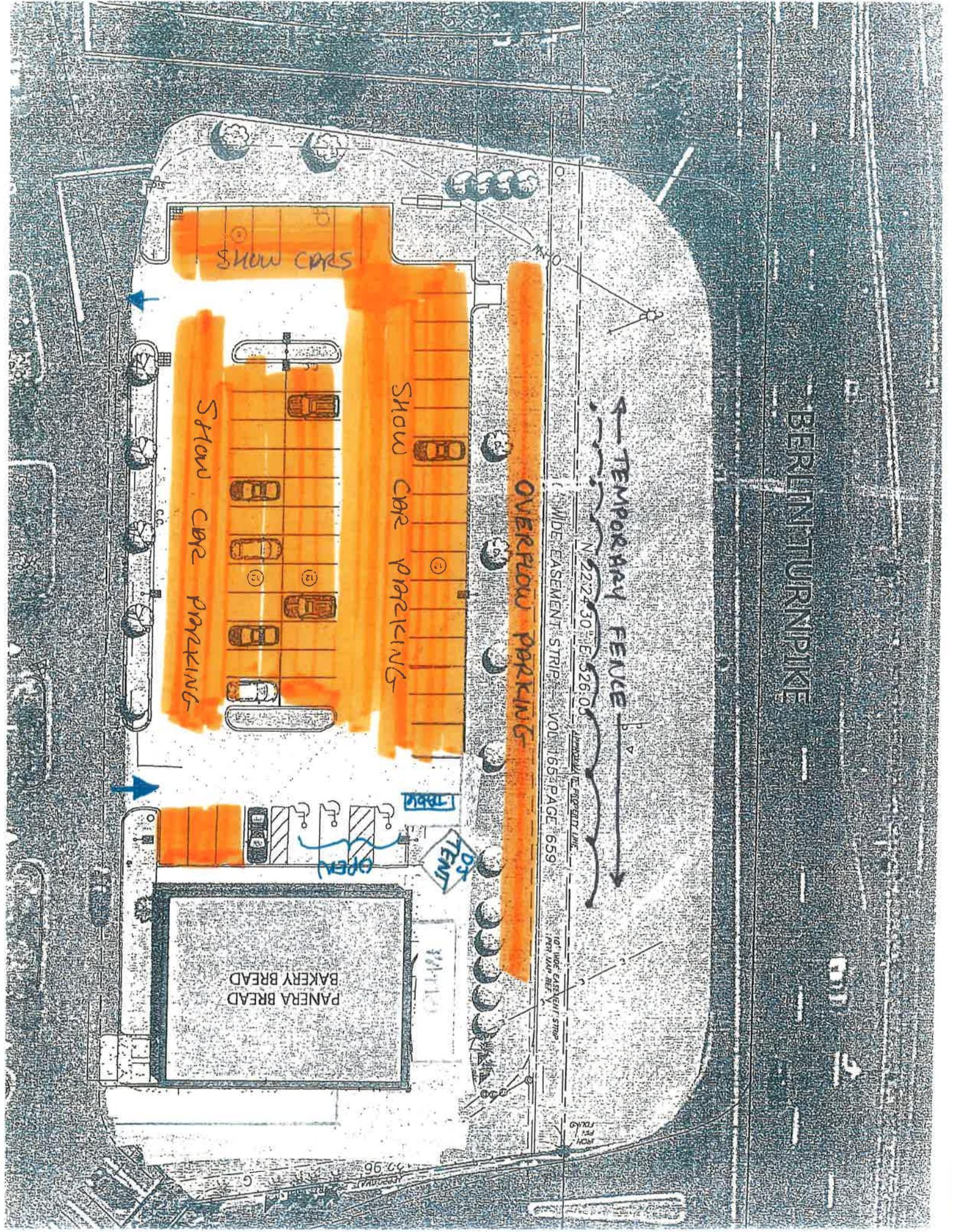
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TBBB

10' WIDE EASEMENT STRIP PER VAN REG

ARCH PER 10' WIDE

02.96





John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

Certified Mail:

July 9, 2015

CERTIFICATE OF ACTION

Brad Benoit
President, Charter Oak Firebirds Club
174 Coe Avenue
East Haven, CT 06512

Re: Petition #23-15: Special Exception (Section 3.2.8: Charitable/Civic Event) at 3120 Berlin Turnpike (Panera) for classic car event. Charter Oak Firebirds, applicant; Newington VF LLC, owner; Brad Benoit, 174 Coe Avenue, East Haven CT, contact.

Dear Mr. Benoit,

This is to inform you that the above-referenced petition was approved, with conditions, at the regular meeting of the Town Plan and Zoning Commission on July 8, 2015. A legal notice to that effect will be published in the New Britain Herald on or about July 10, 2015.

The conditions are as follows:

1. The dates of the event shall be as indicated in the letter dated May 22, 2015 that was submitted with the application.
2. The applicant shall install and maintain yellow plastic barricade tape on stakes to keep all participants, spectators, and vehicles on the property.

This Special Exception will not become effective until you have filed this original Certificate of Action on the Land Records of the Town of Newington. The recording fee is \$53 for the first page, and \$5 for any additional pages.

Yours truly,

Craig Minor, AICP
Town Planner

cc:
ZEO
file

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



Tanya D. Lane
Acting 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: Town Planner Craig Minor, AICP *CM*
Date: February 19, 2016
Subject: **Town Planner Report for February 24, 2016**

1. Zoning Enforcement Issues Raised at Previous TPZ Meetings

a. Vallabhdham Hindu Temple:

Congregation President Roger DeSai will be at the meeting tonight to discuss the upcoming holiday of Holi. A copy of the list of 2016 religious events is attached, as requested at the last TPZ meeting.

I reminded Attorney Paul Doyle on February 11, 2016 that TPZ is looking to see the final "Memorandum of Understanding". He said he it is still being reviewed by his clients. Attached is a copy of the draft, as requested at the last TPZ meeting.

2. Town Center Streetscape Phase VI

The committee that is overseeing this project has forwarded the "Segmental" option to the Town Council for its approval. That is the option that contains full amenities for the length of Constance Leigh Drive between East Cedar Street and Market Square, plus safety improvements at Lowrey Place. It will be on the Town Council agenda for approval on February 24, 2016. Once the Council approves it, an 8-24 referral to TPZ would be in order.

3. Food Truck Approval Process

At the TPZ meeting on February 10, 2016 the Commission discussed the need for better coordination by the various Town agencies that are involved in the approval of food vendors (TPZ, Police, and Health), possibly by revising the "Vendor Permit" approval process. As of this writing I am still gathering information on this and will address it at the TPZ meeting on February 24, 2016.

cc:
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