



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Wednesday, February 25, 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 #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.

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

V. REMARKS BY COMMISSIONERS

VI. MINUTES

- a. Special Meeting February 11, 2015
- b. Regular Meeting February 11, 2015

VII. NEW BUSINESS

- a. Possible Moratorium on Higher-Density Residential Development in the CTfastrak Station Neighborhoods
- b. Petition #06-15: 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.

VIII. OLD BUSINESS

- 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.

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2015 FEB 20 AM 11:51

BY *Tanya D. Lane*
TOWN CLERK

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING

- a. Petition #05-15: Special Exception (Section 6.2.4: Free-Standing Sign) at 3300 Berlin Turnpike (“AutoZone”). ARNCO Sign Company Inc., applicant; AutoZone Inc., owner; Marc Cohen, 1133 So. Broad Street, Wallingford CT, contact.
- b. Petition #07-15: Text Amendments (Section 3.2.5: Hospitals, Sanitoria, Rest Homes, Senior Independent Living Facilities, Convalescent or Nursing Homes and Section 9.2: Definitions). Michael Frisbie, applicant.

X. TOWN PLANNER REPORT

- a. Town Planner Report for February 25, 2015

XI. COMMUNICATIONS

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

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner

CR# 2461

Petition # 04-15



TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM

LOCATION OF PROPERTY: 337 Villard Ave ZONE: _____
APPLICANT: Ode Hume RN TELEPHONE: 860.280.5079
ADDRESS: 1594 Aslymn Ave, W. HHTD CT 06117 EMAIL: CheEmyles @ me. com
CONTACT PERSON: Adrian Mayler TELEPHONE: 860.305.0009
ADDRESS: 115 Fuller dr, W. HHTD CT 06117 EMAIL: CheEmyles @ 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:

	<u>1/30/15</u>		<u>01/30/15</u>
APPLICANT	DATE	OWNER	DATE
		<u>Rainray LLC,</u>	
		<u>member.</u>	

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.

337 Willard Ave

A

Caribbean Food Concepts

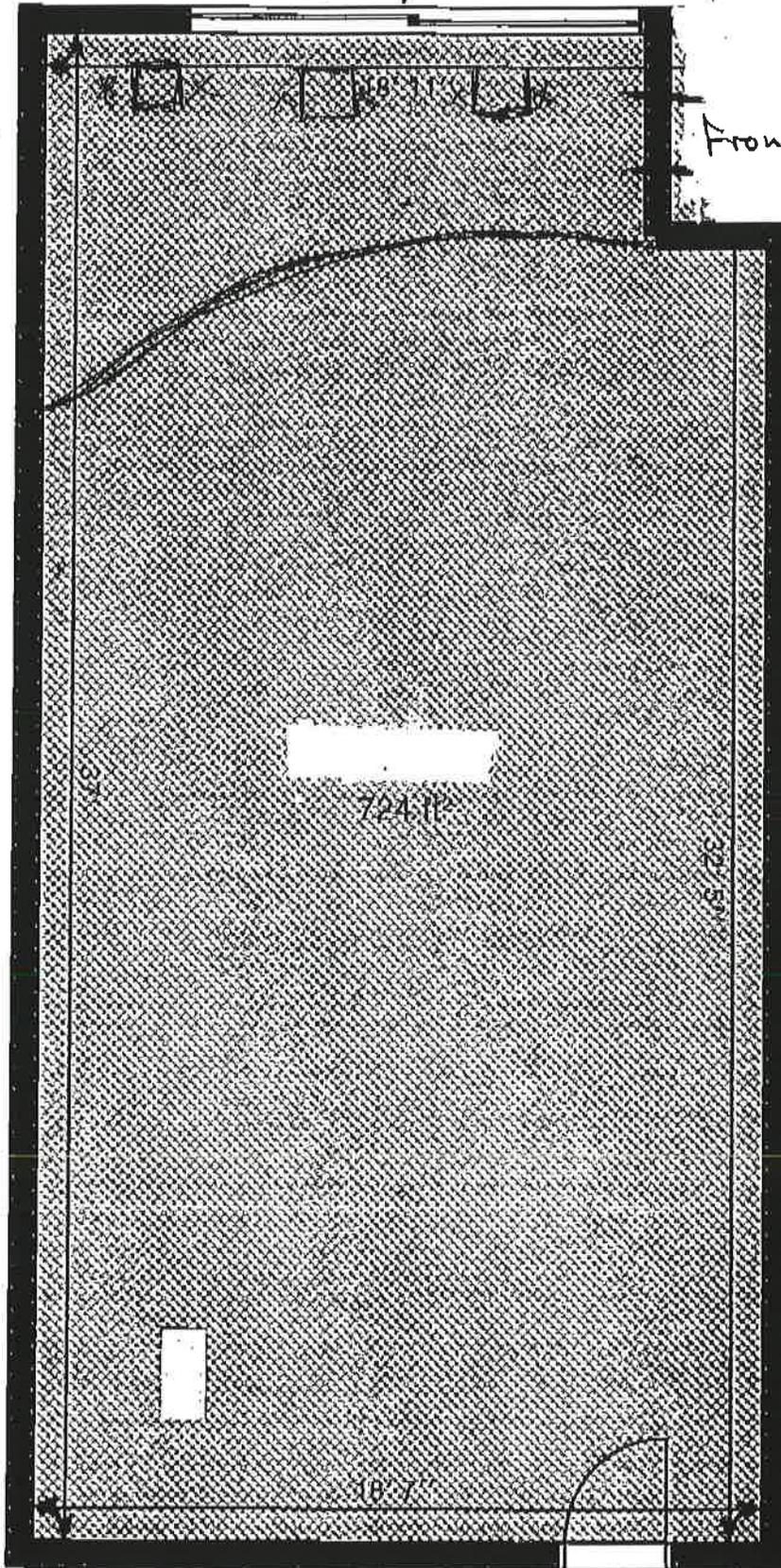
Per Email on
2/11/15

- No public restroom

~ 100 sq ft of
public area

B

Adrian Myles
860.305.0009



Front Entrance

724 SF

107

Back entrance

C

D



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.

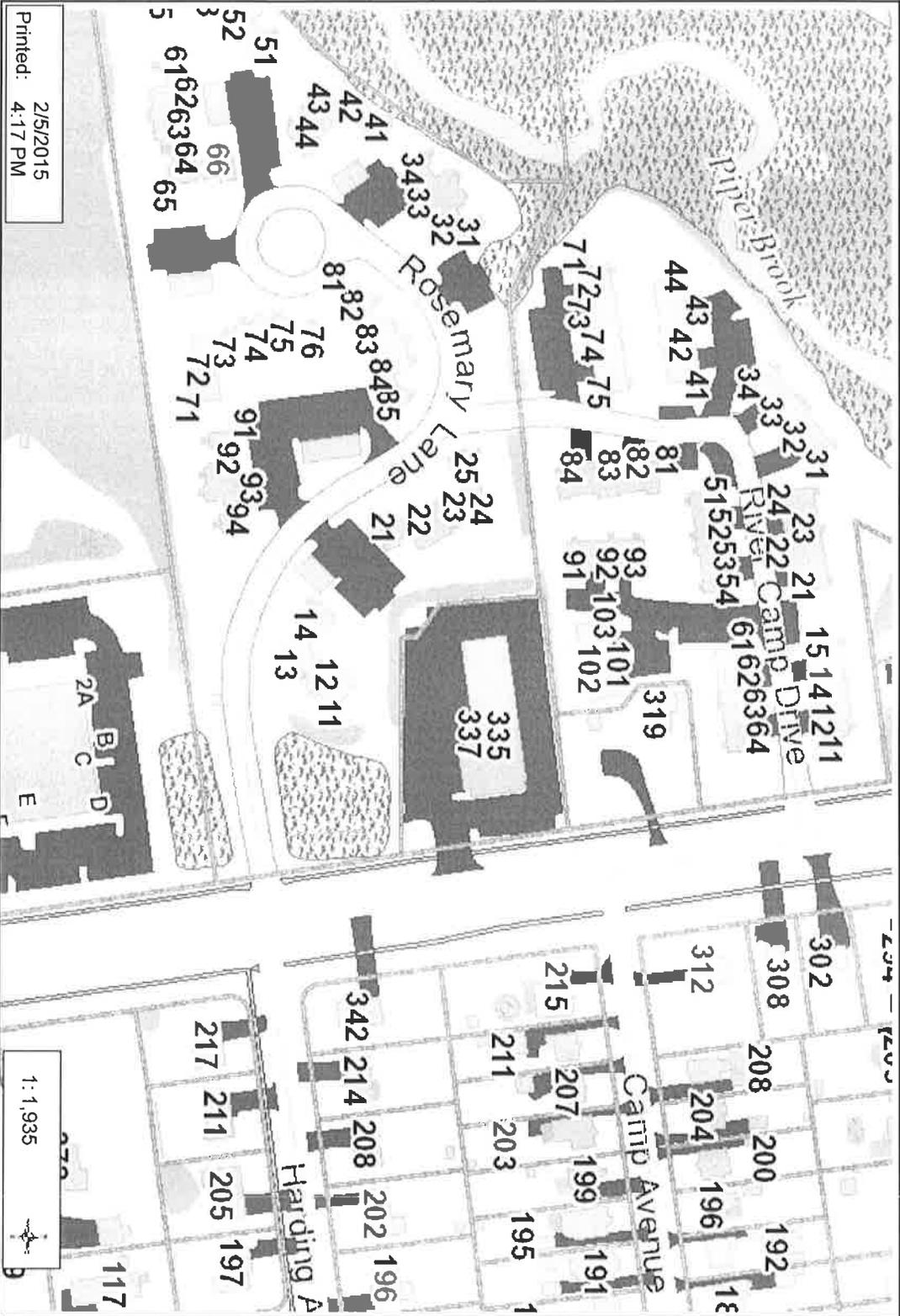
Respectfully yours,

A handwritten signature in black ink, appearing to read "Mervyn Rimal", is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke at the end.

Mervyn Rimal, MD



335-337 Willard Avenue



Printed: 2/5/2015
4:17 PM

322.5

0

161.25

322.5

Feet

1:1,935

This map is user generated static output. This map is for reference only and should be used for REPRESENTATION ONLY. The Town of Newington refuses any liability for any actions taken or not taken based on this map. THIS MAP IS NOT TO BE USED FOR NAVIGATION AND IS NOT CONSIDERED SURVEY QUALITY.



Legend

- Parcel
- 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

STAFF REPORT
Take-out Caribbean Restaurant

February 20, 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 #04-15:

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

Staff Comments:

I have no concerns with this application. The amount of parking associated with this unit is sufficient for a restaurant with the amount of "public area" that they show on their (rather simple) floor plan.

If approved, I will recommend as a condition of approval the submission of a more professional-looking floor plan.

cc:
Adrian Myles
file



CR# 5623

Petition # 06-15

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 56 Costello Road ZONE: PD

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@keystonenovelties.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 (Fireworks) per section 3.23.1 from 6/24/2015 to 7/5/2015

SIGNATURE:

Signature box containing handwritten signatures and dates for Applicant (2/4/2015) and Owner (SEE ATTACHED L.O.P.).

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).

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Keystone Fireworks

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

THIS AGREEMENT IS MADE BETWEEN **CMB Inc. d/b/a T-Bowl** as Lessor with Keystone Novelties Distributors, LLC as Lessee, for the purpose of allowing the retail sale of approved fireworks from the following premises: (hereafter the "Location").

Address 56 Costello Road Cross Streets Berlin Turnpike
Address _____ Location Name Newington
City/State/ Zip Newington, CT 06111 Municipality Newington

1) Lessor represents that the parking lot or commonly occupied Location listed above is owned and/or controlled by the Lessor and that the Lessor grants Lessee the exclusive right to operate a Retail Fireworks Tent or outlet on the premises during the term of this agreement. The term of this agreement shall include setting the tent no sooner than June 20 and removal no later than July 10. The actual dates for the sale will not exceed:

June 26 through July 6, 2014

- 2) Following the term, this lease will automatically be renewed under the same terms and conditions as set forth above and below, for each season through 2016.
- 3) Following the term, the Lessor hereby grants the Lessee First Rights of Refusal to match any bona fide offer to lease the location for fireworks sales during the forthcoming renewal year.
- 4) Lessor will have the right to void this lease if the above described property is sold or developed for any purpose other than the sale of fireworks by providing 90 days written notice.
- 5) Lessor shall provide access to electricity for the tent if it is available on the property.

In return, Lessee agrees to the following terms and conditions:

- 1) Keystone Novelties Distributors, LLC shall pay to Lessor rent in the amount of _____ check on or before June 20 of each year. A W9 must be on file unless check is written out to a business name.
- 2) Lessee shall provide liability insurance coverage and post with Lessor, prior to occupancy, a certificate of insurance evidencing liability insurance in force covering the operation on the retail outlet. Lessor shall be held harmless from any claims arising from the maintenance or operation of the outlet. Insurance coverage will be in an amount not less than \$1,000,000.00.
- 3) Lessee guarantees that the premises will be returned to its original condition including the patching of any stake holes and removal of trash and supplies.
- 4) This Lease Agreement shall be assignable by Lessee and is contingent upon Lessee securing any local and state permits or licenses that may be required by law. If the sale of fireworks is prohibited by public authority or if required permits or licenses cannot be obtained prior to the commencement of the selling season, then this lease agreement automatically becomes null and void. If the local municipality having proper jurisdiction over this outlet limits the sale of fireworks or implements policies inconsistent with state statutes, then this Lease Agreement is subject to revision.
- 5) Lessee shall have the right to void this agreement up to 90 days prior the commencement of the selling period each year.

LESSOR INFORMATION (Please Print)

ADDITIONAL INSURED INFORMATION

Name CMB Inc. Name _____
Address 56 Costello Road Address _____
City/State/Zip Newington, CT 06111 City/State/Zip _____
Phone 860-666-6150 Fax _____ Email _____

Kendaly Bress 10/23/13
Lessor Date

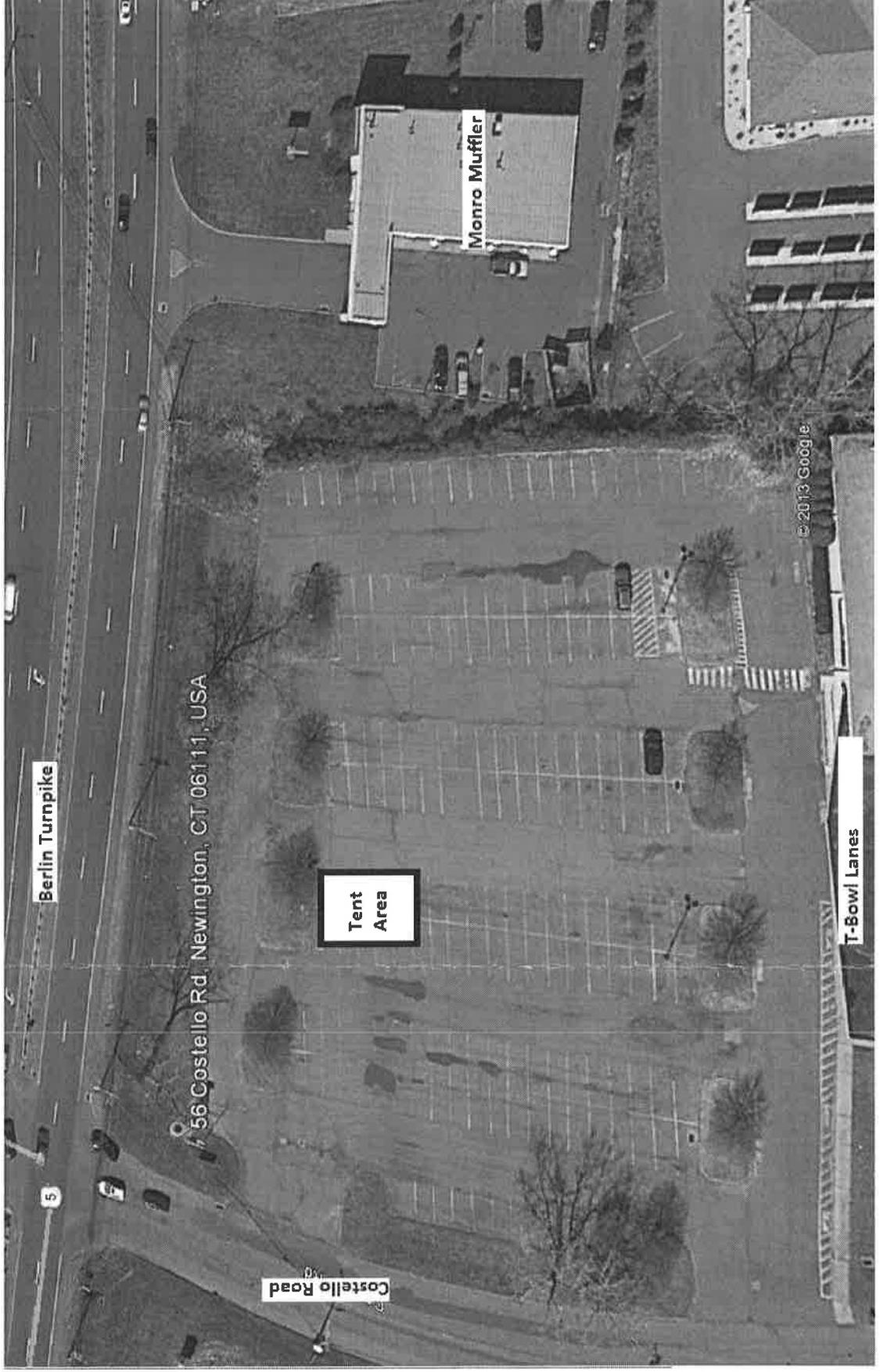
[Signature]
Keystone Novelties Distributors, LLC Date

<input type="checkbox"/> \$125 LL Cert	<input type="checkbox"/> \$75 LL Cert	<input type="checkbox"/> \$50 LL Cert	<input type="checkbox"/> \$150 + \$100 each year Cert	<input type="checkbox"/> None
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Location Name: Newington

Address: 56 Costello Road Newington, CT 06111

Notes:





Keystone Novelties, LLC

Keystone Fireworks

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

CM

February 4, 2015

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 2015. 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 24 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

STAFF REPORT
“Keystone Fireworks” Tent Sale

February 20, 2015

Petition #06-15:

**TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale
56 Costello Road (T-Bowl)
Keystone Novelties Distributors LLC, applicant**

Description of Petition #14-14:

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 24, 2015 through July 5, 2015. 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 frontyard setback area, when approved by the Commission.”

Staff Comments:

This applicant was approved for this use at this same location for the past two years, under Permit #32-13 and #14-14.

cc:
Chris Cook, Keystone Novelties
file



TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM

LOCATION OF PROPERTY: 3300 Berlin Tpke ZONE: PD
APPLICANT: ARVO Sign Co Inc. TELEPHONE: (203) 238-1724
ADDRESS: 11335 Broad St Wallingford CT 06492 EMAIL: ARVO@Arvo.com
CONTACT PERSON: Marc R Cohen TELEPHONE: (203) 494-7429
ADDRESS: 11335 Broad St Wallingford CT 06492 EMAIL: ARVO@Arvo.com
 OWNER OF RECORD: _____

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

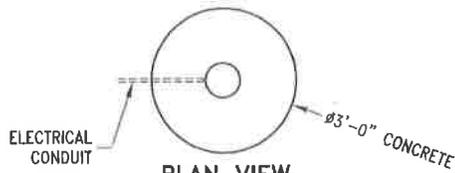
- Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- Subdivision
- Resubdivision (Public Hearing required).
- Special Exception per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

SIGNATURE:

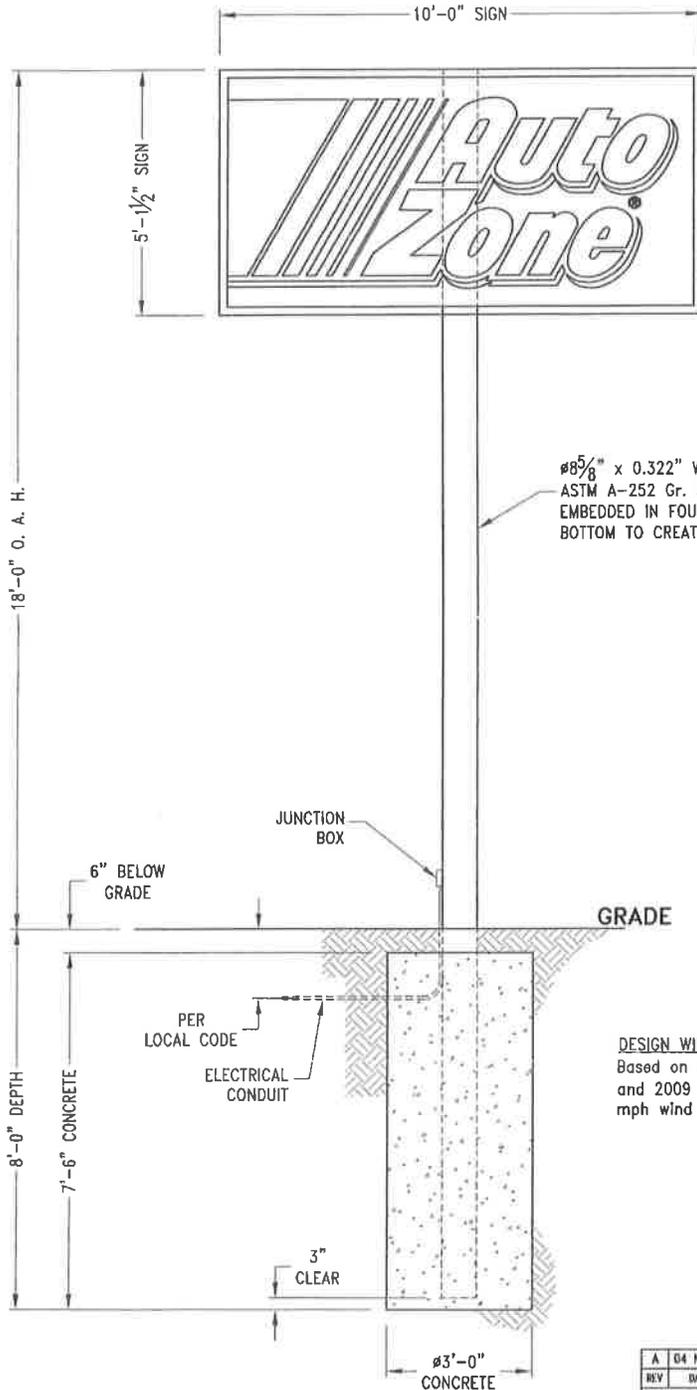
<u>MRC</u>	<u>12/23/14</u>	<u>X</u>	
APPLICANT	DATE	OWNER	DATE

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QTY. CONCRETE: 2.0 CU. YDS.



Ø8 5/8" x 0.322" WALL (8" SCH. 40)
 ASTM A-252 Gr. 3 STEEL PIPE
 EMBEDDED IN FOUNDATION TO WITHIN 3" OF
 BOTTOM TO CREATE CONCRETE COVER UNDER POLE.



DESIGN WIND LOAD:
 Based on the Connecticut Building Code (2003 IBC with 2005 and 2009 Connecticut Supplements) using Exposure C and 110 mph wind speed.

SITE: AutoZone
 Store No. 4779
 3300 Berlin Turnpike
 Newington, Connecticut 06111

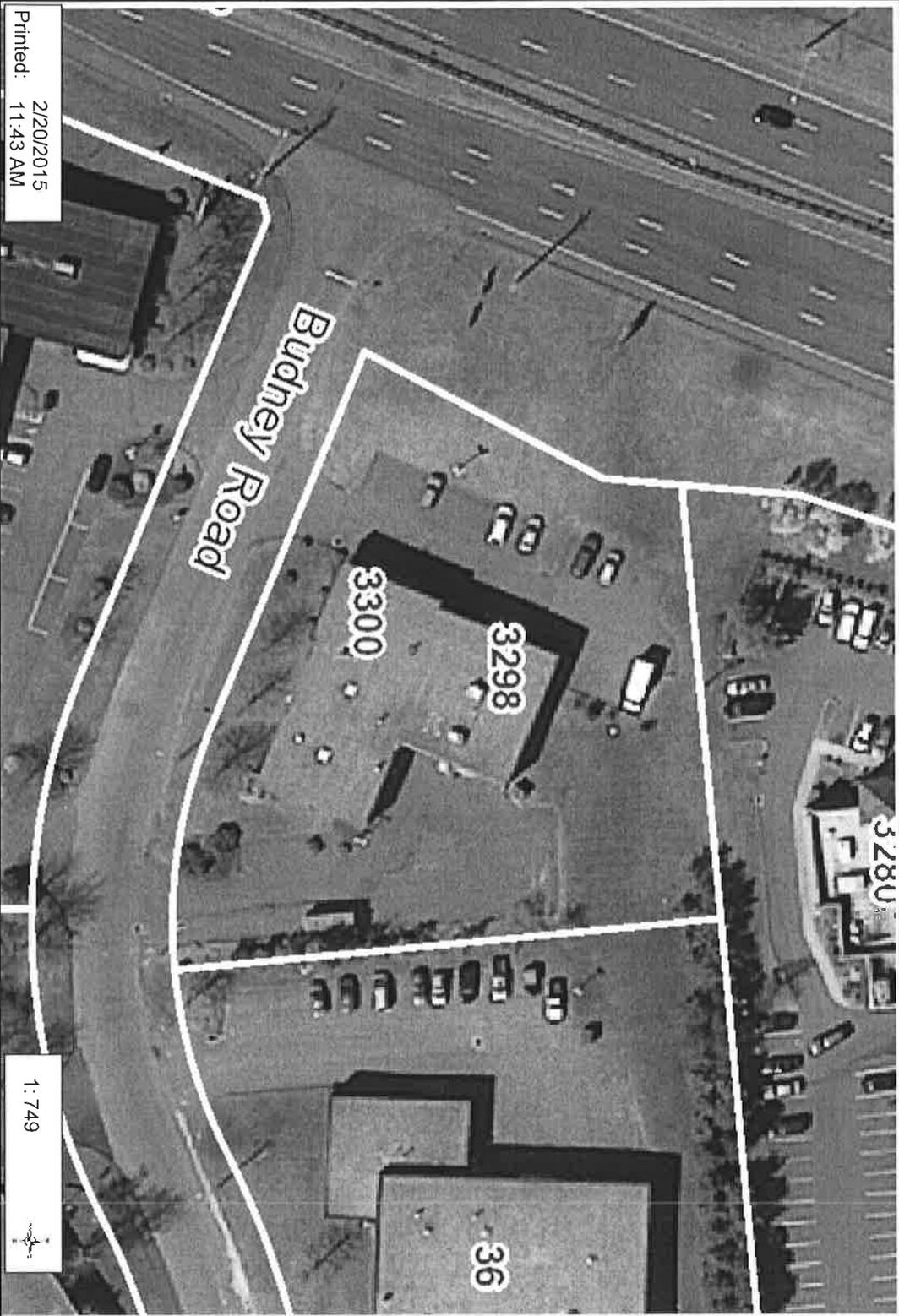
FOUNDATION DESIGN NOTES:

- Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
- Calsson footing designed using a soil bearing force of 250 PSF per foot Lateral, based on soil conditions found in FDH Engineering, Inc. geotechnical Project No. 146D021600 dated October 02, 2014.

REV	DATE	DESCRIPTION	APPROVED
A	04 Nov 14	RELEASED FOR PERMITTING	J. HOGAN
Robert-James & Associates, Inc. 12255 West 187th Street, Mokena Illinois 60448-9737 phone: 708-479-8385 fax: 708-479-8395 email: rja37@comcast.net			
TITLE 18'-0" OAH DIRECT BURY SINGLE POLE PYLON FOR 5'-1/2" x 10'-0" ID SIGN			
DRAWN BY	J. GREENAN	DATE	04 Nov 14
CHECKED BY	J. HOGAN	DATE	04 Nov 14
SCALE	NONE	DRAWING NUMBER	1411004
SHEET	1 OF 1	REV.	A



3300 Berlin Turnpike AutoZone



Printed: 2/20/2015 11:43 AM

124.9

0

62.45

124.9 Feet

1:749



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Legend

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

Notes

Notes

STAFF REPORT
Free-Standing Sign for AutoZone

February 20, 2015

Petition #05-15:

Special Exception (Section 6.2.4: Free-standing Business Sign)

3300 Berlin Turnpike ("AutoZone")

Arnco Sign Company, applicant; AutoZone Inc., owner; Marc Cohen, 1133 So. Broad Street, Wallingford, CT contact

Description of Petition #05-14:

The applicant would like to install a free-standing sign for this new business. They were challenged in finding a good spot due to the "green space" requirement on the Berlin Turnpike, and the shortage of parking spaces on the property.

Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

I recommend the public hearing be scheduled for the next TPZ meeting, on March 11, 2015.

cc:
Arnco Sign Company, Inc.
file

Petition # 07-15



TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM

LOCATION OF PROPERTY: Corner of East Cedar St. and Russell Rd ZONE: B-BT
Mblu 12/20/15

APPLICANT: HDC ONE, LLC TELEPHONE: 860-462-0527

ADDRESS: 29 Ellridge Place, Ellington, CT 06029 EMAIL: noblequscct@icloud.com

CONTACT PERSON: Kari L. Olson, Esq., Attorney for Applicant TELEPHONE: 860-240-6085

ADDRESS: Murtha Cullora LLP, 185 Asylum St., Cityplace E, Hartford EMAIL: kolson@murthakw.com
CT 06103

OWNER OF RECORD: HDC ONE, 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 Sections 3.2.5 & 9.2. 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:

<p><u>HDC ONE, LLC</u></p> <p>By: <u>Kari Olson, Esq.</u></p> <p>APPLICANT</p>	<p><u>HDC ONE, LLC</u></p> <p>By: <u>Kari Olson, Esq.</u></p> <p>OWNER</p>
<p><u>2/20/15</u></p> <p>DATE</p>	<p><u>2/20/15</u></p> <p>DATE</p>

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MEMORANDUM

TO: Town of Newington Planning and Zoning Commission
FROM: Kari L. Olson
DATE: February 20, 2015
RE: Text Amendments for Continuing Care Retirement Communities

Dear Commission Members:

This firm represents HDC ONE, LLC (“HDC”) and Amara Community Living, LLC (“Amara”). Pending before you is an application seeking to amend the text of Sections 3.2.5 and 9.2 of the Town’s Zoning Regulations to account for the various components required to create a Continuing Care Retirement Community (“CCRC”) in the Town, and in its business and commercial zones in particular.

The Town’s current zoning regulations (“Regulations”) currently allow by special permit senior independent living facilities and nursing homes in any zone within the Town. A CCRC, however, is unique in that it is not simply an independent living community, an assisted living community or a nursing home – it is all three combined - and much more.

A CCRC, like the one Amara is considering creating in Newington, is a comprehensive all inclusive facility that provides its members with the opportunity to age in place. This means that all housing, health care and amenities must be contained under one roof. In general, the types of care and services needed in a successful CCRC are segregated into levels: Sub-Acute, Skilled Nursing, Transitional Care and Memory Support Care. The concept and appeal to the complex is that elderly residents need not transition from one facility to another in order to obtain the proper level of services care. It is designed to minimize the stresses of environmental change. It also means that those who cohabitate are able to remain together within the same complex regardless of varying levels of health, wellness and lifestyle. When the residents are under one roof, the continuum of knowledge and support remains in place.

Amara is considering a proposal to construct a 5-story community in the Town's B-BT Zone that will contain the following CRCC-related levels of care.

- 1) Independent Living (IL)
- 2) Assisted Living (AL)
- 3) Memory Support Assisted Living (MSAL)
- 4) Sub-Acute Out-Patient/ In-Patient Rehabilitation (SA)
- 5) Adult Day Care (ADC)
- 6) Skilled Nursing (SN)
- 7) Transitional Support (TS)

Within the proposed complex, in order to meet the needs of the membership, multiple amenities also need to be in place to provide the full range of services and lifestyle benefits for its senior population. These include aquatic therapy, a wellness center, spa services, recreational programs and services, amphitheaters, a mini mall, banking, pharmacy, medical office suite, walking paths, etc... The size of the structure is designed specifically to properly separate without isolating residents requiring varying levels of care from the rest of the community. It creates a senior living community that fosters a sustainable long-term living environment and an effective means by which to provide quality of life to the seniors in Newington.

The property proposed for the CCRC sits in the B-BT zone and is owned by HDC. The site has all necessary permits to construct a gas station, hotel and strip mall and the CCRC would be created in lieu of these uses. Notably, in the B-BT zone, four-story hotels are also permitted. As will be explained more fully during the public hearing process, the attached proposed text amendments are consistent with the Town's Plan of Conservation and Development as well as the foregoing Regulations and the overall general health and welfare of the residents of the Town.

Thank you for your consideration.

PROPOSED TEXT AMENDMENTS RELATING TO THE B-BT ZONE

[Proposed text is in bold]

Amend Appendix Section 9.2 to add the following definition:

Continuing Care Retirement Community: a retirement community with accommodations for independent living, assisted living and nursing home care all located on the same lot.

Amend Section 3.2.5 as follows:

Hospitals, sanatoria, rest homes, senior independent living facilities, convalescent or nursing homes **and continuing care retirement communities**, subject to the following standards:

Subsection B: Height

No principal building may exceed the height of three (3) stories or 35 feet **in a residential zone, or five (5) stories and 75 feet in a business or commercial zone.**

Subsection C: Site Area

One acre of site shall be required for each **30** patient beds or living units and in no case shall the site be smaller than 5 acres.

STAFF REPORT
Text Amendment for Continuing Care Retirement Community

February 20, 2015

Petition #07-15:

Text Amendments (Section 3.2.5: Hospitals, Sanatoria, Rest Homes, Senior Independent Living Facilities, Convalescent or Nursing Homes and Section 9.2: Definitions).

Michael Frisbie, applicant.

Description of Petition #07-15:

This text amendment would do three things:

1. It would add "Continuing Care Retirement Community" to the current list of types of residential developments allowed in all zones, and insert a definition of "Continuing Care Retirement Community" into the definitions section of the Zoning Regulations.
2. It would create a different height requirement for hospitals, sanatoria, continuing care retirement communities, etc. that are in business and commercial zones. The maximum height is currently 3 stories or 35 feet everywhere; this amendment would allow hospitals, sanatoria, etc. in business or commercial zones to be 5 stories or 75 feet.
3. It would change the allowable density from 20 patient beds or living units per acre to 30 patient beds or living units per acre.

Staff Comments:

Proposed text amendments need to be sent to CRCOG not less than 30 days before the hearing. I therefore recommend the public hearing be scheduled for March 25, 2015.

cc:
Attorney Kari Olson
file



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Date: February 20, 2015
Re: **Town Planner Report for February 25, 2015**

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1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:** None.
 2. **Old Performance Bonds held by Town:** No changes since my last report.
 3. **Newington Junction TOD Committee:** No report. I do not know if this committee will be meeting anymore, since their task (overseeing the work of the CRCOG-hired planning consultants) is done.
 4. **Implementation of Physical Activity Related Recommendations in to 2020 POCD:** The Central CT Health District has set an objective this year of encouraging member towns to implement their respective POCD recommendations that pertain to physical activity, such as sidewalks, hiking trails, bike lanes, etc. I'm actually on the CCHD subcommittee working on this. They have identified several items in Newington's 2020 Plan (see attached). I will discuss this in more detail at the meeting.

cc:
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Walkability, Bikeability, and Trail Connectivity in POCD

	Walkability? <i>(i.e. sidewalks)</i>	Bikeability? <i>(i.e. for bikes as transportation)</i>	Trail Connectivity? <i>(i.e for recreation)</i>
Newington:	Town Center Public Improvements (Chapter 4: Development Strategies - Town Center; Pg. 31) Protect Neighborhoods (Chapter 4: Development Strategies - Residential Neighborhoods; Pg. 32) Pedestrians/Bicycles (Chapter 5: Infrastructure Strategies - Transportation; Pg. 46)	Pedestrians/Bicycles (Chapter 5: Infrastructure Strategies - Transportation; Pg. 46)	Open Space and Greenways (Chapter 3: Conservation Strategies - Transportation; Pg. 18 and 20) Future Land Use Plan Categories (Chapter 6: Future Land Use Plan; Pg. 49)
Berlin:	Establish... a system of sidewalks to connect residential neighborhoods, parks, schools and other community facilities, utilizing available corridors, such as unused railroad rights-of-way (Goals & Policies #2: Strategy 6: Link open space lands within Berlin and on its borders; Pg. 11-7)	Establish bikeways...to connect residential neighborhoods, parks, schools and other community facilities, utilizing available corridors, such as unused railroad rights-of-way (Goals & Policies #2: Strategy 6: Link open space lands within Berlin and on its borders; Pg. 11-7)	Identify possible sites for a bikeway/pedestrian walkway (Goals & Policies #2: Strategy 5: Use open space lands for recreation in accordance with their fragility; Pg. 11-6)
	Establish... a system of sidewalks to connect residential neighborhoods, parks, school and other community facilities, utilizing available corridors (Goals & Policies #2, Strategy 9: Provide sufficient recreational activities for all Town residents; Pg. 11-18).	Establish bikeways...to connect residential neighborhoods, parks, school and other community facilities, utilizing available corridors (Goals & Policies #2, Strategy 9: Provide sufficient recreational activities for all Town residents; Pg. 11-18).	Identify and prepare a plan for a future bikeway either at Bicentennial park/Bradley property or along the Mattabesset District right of way in the East Mattabesset corridor (Implementation Plan Item 2.31).
	Use sidewalks, bike routes and other means to connect Berlin Heritage Lands to schools, neighborhoods and other community facilities. (Implementation Plan Item 2.44)	Use sidewalks, bike routes and other means to connect Berlin Heritage Lands to schools, neighborhoods and other community facilities. (Implementation Plan Item 2.44)	Use sidewalks, bike routes and other means to connect Berlin Heritage Lands to schools, neighborhoods and other community facilities. (Implementation Plan Item 2.44)