



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

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

**7:00 p.m.**

**A G E N D A**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL AND SEATING OF ALTERNATES**

**III. APPROVAL OF AGENDA**

**IV. PUBLIC HEARING**

- 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.

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

**VI. REMARKS BY COMMISSIONERS**

**VII. MINUTES**

- a. Special Meeting February 25, 2015  
b. Regular Meeting February 25, 2015

**VIII. NEW BUSINESS**

- a. Possible Moratorium on Higher-Density Residential Development in the CTfastrak Station Neighborhoods  
b. Petition #09-15: Site Plan Approval (Continuing Care Retirement Community) at 751 Russell Road. HDC ONE LLC, owner; Amara Community Living LLC, applicant; Kari Olson, Esq., CityPlace I, 185 Asylum Street, Hartford CT, contact.

**IX. OLD BUSINESS**

- 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.

RECEIVED & RECORDED IN  
NEWINGTON LAND RECORDS

2015 MAR -5 PM 2:14

BY *Tanya D. Law*  
TOWN CLERK

**X. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- a. Petition #08-15: Special Exception (Section 3.2.5: Continuing Care Retirement Community) at 751 Russell Road. HDC ONE LLC, owner; Amara Community Living LLC, applicant; Kari Olson, Esq., CityPlace I, 185 Asylum Street, Hartford CT, contact.

**XI. TOWN PLANNER REPORT**

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

**XII. COMMUNICATIONS**

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

**XIV. REMARKS BY COMMISSIONERS**

**XV. CLOSING REMARKS BY THE CHAIRMAN**

**XVI. ADJOURN**

Submitted,



Craig Minor, AICP  
Town Planner



**TOWN OF NEWINGTON**  
**TOWN PLAN AND ZONING COMMISSION**  
**APPLICATION FORM**

LOCATION OF PROPERTY: 3300 Berlin Tpke ZONE: PD  
APPLICANT: ARNO Sign Co Inc. TELEPHONE: (283) 238-1224  
ADDRESS: 1133 S Broad St Wallingford CT 06492 EMAIL: ARNO@Manc@gmail.com  
CONTACT PERSON: Manc R Cohen TELEPHONE: (283) 494-7429  
ADDRESS: 1133 S. Broad St Wallingford CT 06492 EMAIL: ARNO@Manc@gmail.com  
 OWNER OF RECORD: \_\_\_\_\_

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

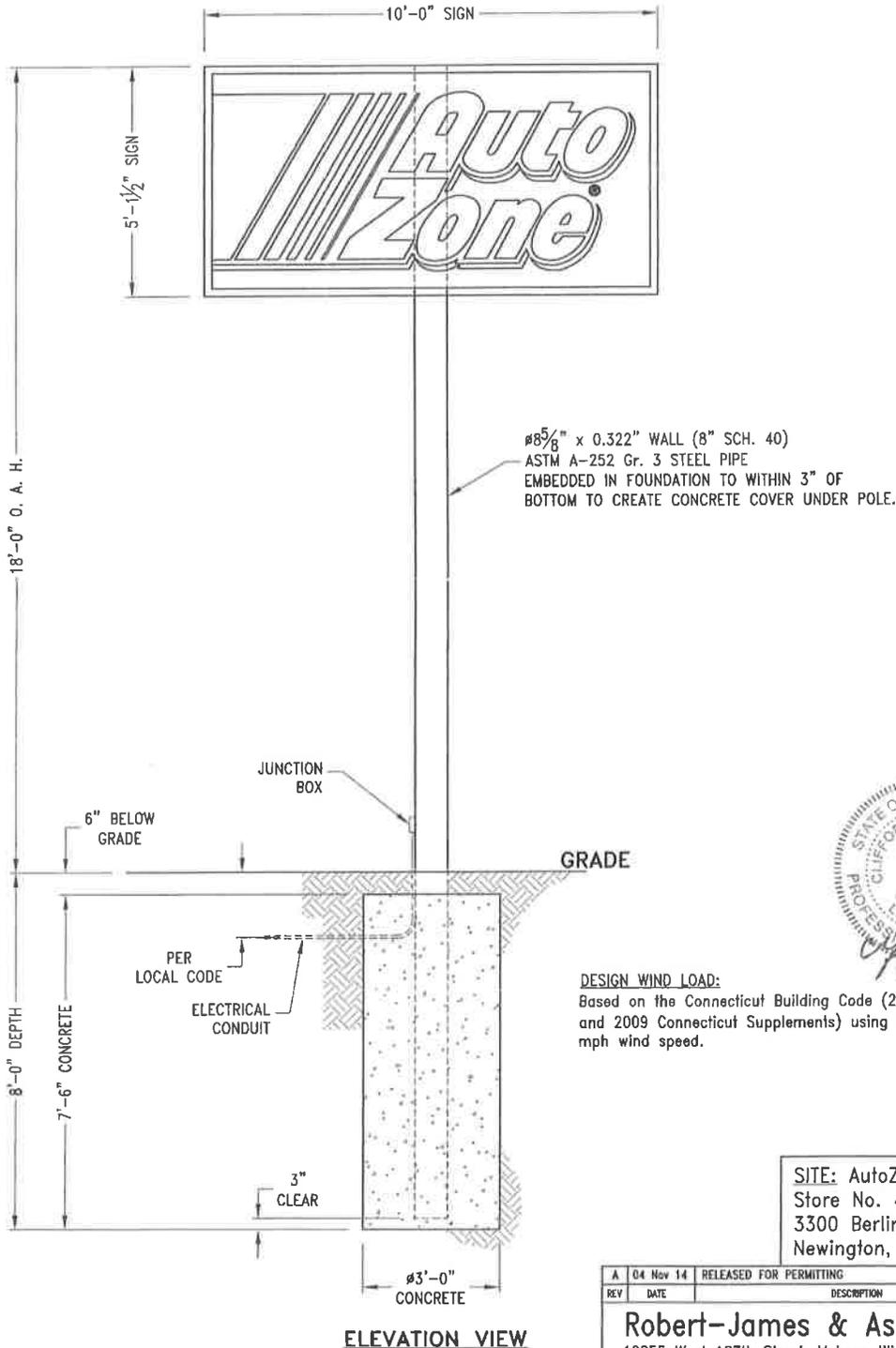
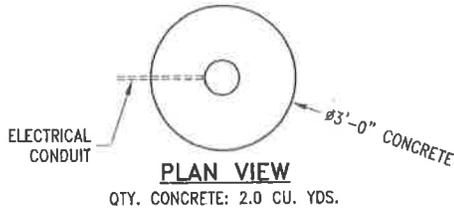
- Zoning Map Change from the \_\_\_\_\_ to the \_\_\_\_\_ Zone (Public Hearing required).
- Zoning Text Amendment to Section \_\_\_\_\_. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- Subdivision
- Resubdivision (Public Hearing required).
- Special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

**SIGNATURE:**

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



Ø8<sup>5</sup>/<sub>8</sub>" 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.

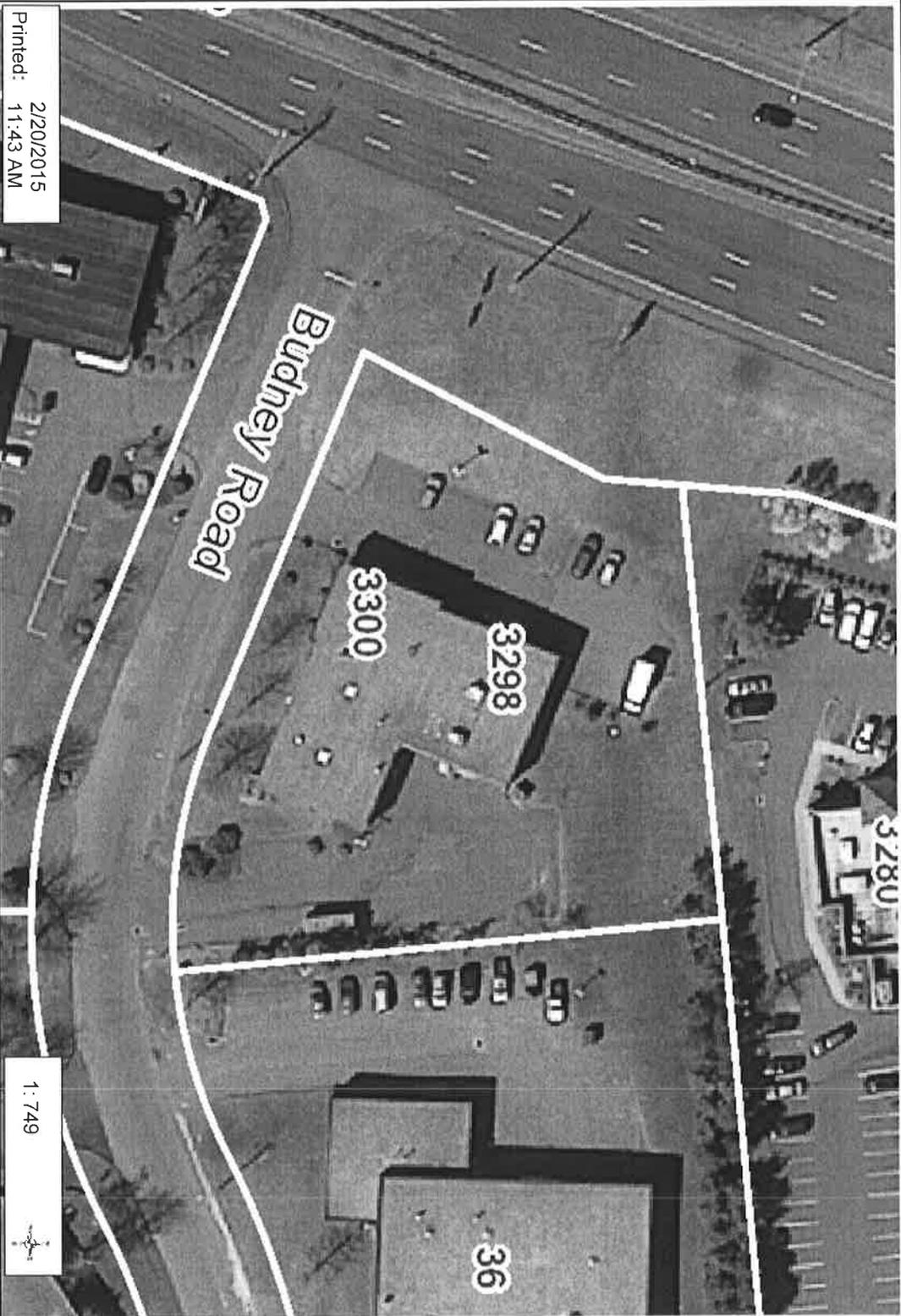
SITE: AutoZone  
Store No. 4779  
3300 Berlin Turnpike  
Newington, Connecticut 06111

- FOUNDATION DESIGN NOTES:**
- Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
  - Caisson 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	RELEASED FOR PERMITTING	J. HOGAN
		DESCRIPTION	APPROVED
<b>Robert-James &amp; Associates, Inc.</b> 12255 West 187th Street, Mokena Illinois 60448-9737 phone: 708-479-8385 fax: 708-479-8395 email: rja37@comcast.net			
<b>TITLE 18'-0" OAH DIRECT BURY SINGLE POLE PYLON FOR 5'-1 1/2" x 10'-0" ID SIGN</b>			
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

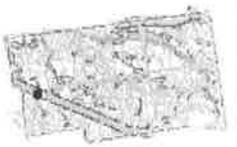


Printed: 2/20/2015  
11:43 AM

124.9 0 62.45 124.9  
Feet

1 : 749

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 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
- 2012 color aerial photo
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

### Notes

Notes

**STAFF REPORT**  
***Free-Standing Sign for AutoZone***

**March 5, 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 on the site due to the "green space" requirement on the Berlin Turnpike, and the shortage of parking spaces in the parking lot.

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

**Staff Comments:**

I have reviewed the site plan and the plans for this sign, and it complies with the regulations.

I have asked the applicant to confirm that this is a convention, internally-illuminated sign and not a digital one. I have also asked the Zoning Enforcement Officer to verify that the area of the message portion of the sign complies with the maximum size regulations.

cc:  
Arnco Sign Company, Inc.  
file

**STAFF REPORT**  
***Moratorium in CTfastrak Neighborhoods***

**March 5, 2015**

**Petition #03-15:**

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

**Background:**

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

**Comments:**

At the last meeting I was asked to provide the TPZ with: (a) information on the process of hiring a planning consultant to help TPZ develop zoning regulations for the two CTfastrak neighborhoods, as well as to possibly help TPZ decide if a moratorium on higher density housing is necessary; and (b) a draft moratorium on higher density housing in the CTfastrak neighborhoods.

1. Hiring a Planning Consultant: The process of hiring a planning consultant to help TPZ develop either TOD regulations or just higher density housing zoning regulations is the same.

a. The TPZ publishes an "RFP" (request for proposals) announcing that the TPZ is looking for a planning consultant to help TPZ develop certain zoning regulations. The RFP can be as detailed as TPZ wants it to be, and it can indicate that bidders must have experience with writing particular types of zoning regulations. Planning firms interested in working for Newington submit their proposals.

b. A TPZ subcommittee reviews the proposals submitted by planning firms. If we get as many responses as I expect, the subcommittee would probably reduce them to a "short list" of between three and six firms.

c. The full TPZ would interview the short-listed firms, and chose one.

d. The Town staff negotiates the fee with the chosen firm, and if the fee is acceptable to both parties, a contract to provide specific planning services would then be executed.

2. TOD, or Housing?: There are two different zoning amendments that the TPZ members appear to be interested: overall TOD zoning regulations, and just higher density residential zoning regulations.

a. TOD ("transit oriented development") regulations acknowledge that a transit node is a scarce resource which the Town should capitalize on, by encouraging uses that take advantage of this resource and discouraging uses that do not. Mixed use development (residential and retail, commercial and industrial, etc.) are typical in TOD districts, as are reduced parking requirements. Higher density housing is also typical in a TOD district, for commuters who prefer to take rapid transit to work.

b. Proximity to transit nodes makes higher density housing attractive to developers and to potential residents. But the notion of higher density housing can be threatening to current residents, so any new regulations would have to take neighborhood character into consideration. One way to address these concerns is a new approach to zoning known as “form-based zoning”. Conventional zoning is “use-based”. It prevents incompatible uses from locating near each other (a major goal of zoning) by regulating the use: residential buildings are allowed only in residential zones; commercial buildings are allowed only in commercial zones; etc. Form-based zoning, on the other hand, regulates land use by dictating the size, height, setback, etc. of the building itself. This approach acknowledges that there legal restrictions today that did not exist back in the 1920’s when use-based zoning started. Noisy, smoky, and dirty land uses are no longer allowed under environmental and nuisance laws. Visual impact and density are the focus of form-based zoning. The existing neighborhood character plays a large role in the development of form-based zoning regulations for a community. Several towns in Connecticut have adopted form-based zoning.

3. Draft Moratorium: see attached.

cc:  
file



**TOWN OF NEWINGTON**  
**TOWN PLAN AND ZONING COMMISSION**  
**APPLICATION FORM**

LOCATION OF PROPERTY: Corner of East Cedar St. and Russell Rd. ZONE: B-BT

APPLICANT: Amara Community Living, LLC TELEPHONE: 860-462-0527

ADDRESS: 54 Pond Hill Rd, North Haven, CT 06473 EMAIL: mike@hunterdev.com

CONTACT PERSON: Kari L. Olson, Esq. TELEPHONE: 860-240-6055

ADDRESS: Martha Sullivan LLP, Cityplace I, 195 Asylum St EMAIL: kolson@marthakaw.com  
Hartford CT 06103

OWNER OF RECORD: HDC ONE, LLC

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

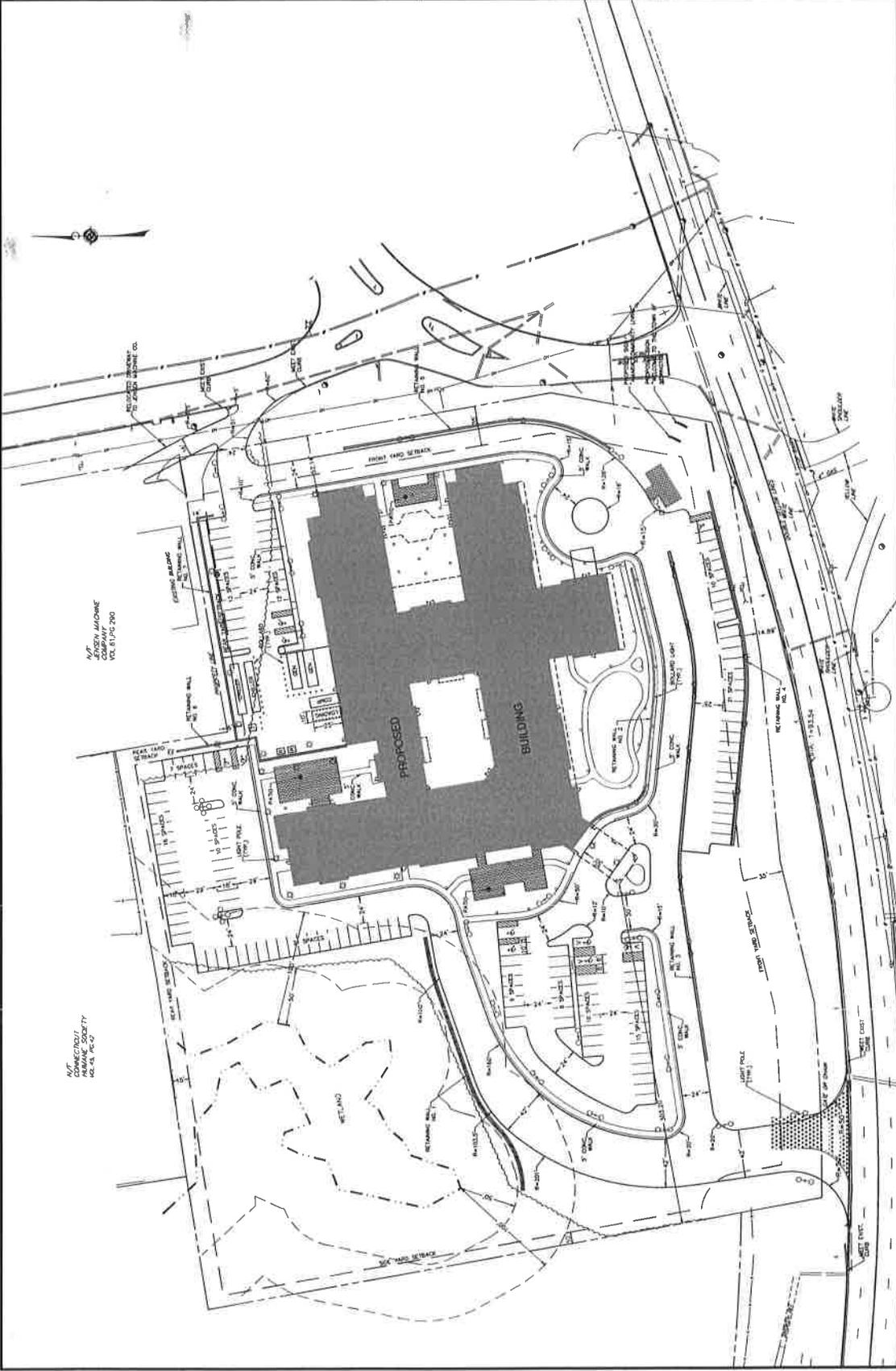
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- Zoning Text Amendment to Section \_\_\_\_\_. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- Subdivision
- Resubdivision (Public Hearing required).
- Special Exception per Section \_\_\_\_\_ 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:**

<p><u>Amara Community Living, LLC</u>  <u>Kari L. Olson, Esq.</u>          APPLICANT</p>	<p><u>3/3/15</u> DATE</p>	<p><u>HDC ONE, LLC</u>  <u>Kari L. Olson, Esq.</u>          OWNER</p>	<p><u>3/3/15</u> DATE</p>
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V.P.  
 JENNIFER MALONE  
 COMPANY  
 P.C. 01762 290

NOT TO SCALE  
 AMARA SOCIETY  
 02-18-PC-07

**PARKING REQUIREMENTS**

ITEM	REQUIREMENT	PROPOSED
1	RESIDENTIAL CARPORTS	10
2	HOUSING UNITS PER 100 UNITS	15
3	HOUSING UNITS PER 100 UNITS (MINIMUM)	15
4	MIN. FINISHING STALL DIMENSIONS	9' x 11'
5	MIN. FINISHING STALL DIMENSIONS	9' x 11'

• 0.5 SPACES PER DWELLING UNIT (175 DWELLING UNITS)  
 = 1 SPACE FOR EVERY 3 BUSES PLUS 1 FOR EVERY 2 EMPLOYEES (65 BUSES, 30 EMPLOYEES)

**ZONING INFORMATION**

ITEM	REQUIREMENT	PROPOSED
1	MIN. LOT AREA (SQ. FT.)	20,000
2	MIN. LOT FRONTAGE (FT.)	120.00
3	MIN. FRONT YARD SETBACK (FT.)	15.14
4	MIN. SIDE YARD SETBACK (FT.)	15.14
5	MIN. REAR YARD SETBACK (FT.)	15.14
6	MAX. BUILDING HEIGHT (FT.)	75'
7	MAX. NO. STORES	5

**TO:** Town of Newington Planning and Zoning Commission  
**FROM:** Kari L. Olson  
**DATE:** March 3, 2015  
**RE:** Special Permit and Site Plan Applications for Amara Community Living, LLC

Dear Commission Members:

This firm represents HDC ONE, LLC (“HDC”) and Amara Community Living, LLC (“Amara”). In conjunction with its already pending application for text amendments to Sections 3.2.5 and 9.2 of the Town’s Zoning Regulations, HDC and Amara have herewith submitted applications for a Special Exception pursuant to Section 3.2.5 (as amended) and Site Plan approval for a Continuing Care Retirement Community (“CCRC”). The CCRC is proposed to be located at the corner of East Cedar Street and Russell Road in the B-BT Zone. The property consists of nearly 9 acres. The proposed site for the CCRC has all necessary permits to construct a gas station, hotel and strip mall. The proposed CCRC would be created in lieu of these uses and structures.

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.

Specifically, Amara is proposing to construct a 5-story community 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, multiple amenities are proposed including aquatic therapy, a wellness center, spa services, recreational programs and services, amphitheatres, 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. Attached hereto is a brochure from Amara further explaining the proposed project.

Thank you for your consideration.

Very truly yours,

A handwritten signature in cursive script that reads "Kari L. Olson".

Kari L. Olson



# AMARA

COMMUNITY LIVING  
AT NEWINGTON

An Integrated Continuing Care Retirement Community  
*All Inclusive Services for Life*

**Patricia A. LeGault – Owner / CEO**

plegaultamara@gmail.com -- (860) 682-2040

## Assisted Living / Continuing Care Retirement Community:

Square Footage:	<b>297,000sq/ft.</b>
Assisted Living Units (AL):	<b>130</b>
Independent Living Units (IL):	<b>45</b>
Memory Support Assisted Living United (MSAL):	<b>30</b>
Sub-Acute In-Patient / Outpatient Units:	<b>30</b>
Skilled Nursing Units (SNF):	<b>15</b>
Hospice/ Palliative Care Units (HPC):	<b>10</b>
Adult Day Care Clients (ADC):	<b>30</b>
Total Members:	<b>290</b>
Personnel:	<b>380</b>

- Gourmet Commercial Kitchen/ Fine Dining
- 24 Hour Concierge Services
- Mini Mall
- 50's Style Restaurant
- Irish Recreational Pub
- Walking Trails and Respite Stations
- Amphitheater (In-Door and Outdoor)
- Thematic Period Sitting Rooms with Gas Fireplaces
- Greenhouse with Free-Standing Raised Bed Gardens
- Extended Terraces for IL
- Thematic Sitting Rooms
- 24-Hour Room Service
- Fully Integrative AV/ Graphic Systems
- Flat Panel Touch Screens
- House-Wide Wi-Fi
- Integrative Phone System with Smart Phones
- GuestTek Hospitality Services
- Starbucks
- On-Site Banking
- Main Entrance Fountain
- Full Back Up Power Generation Systems
- High End Finishes
- AL Kitchen for Recreation and Common area
- Livery Services
- Holistic Modeling, Green Technology
- Comprehensive Recreational Program
- Aquatic Fitness Pool and Warm Water Therapy Pool
- Physical Therapy Center
- Recreation Center
- Fitness and Wellness Center
- Centralized Plant Operations to include Chill Water Systems, Boiler Plant, Geo Thermal Plant, Photo Voltaic Power Generation Systems
- Wifi- Throughout the Campus
- Patient Monitoring and Telemetry Systems
- 100% Back-Up Power Generation
- Access Control Systems
- Secured Units Where Applicable
- Health Spa with Full Cosmetology Program
- 24 Hour Clinical Services on Site
- On-Site Ambulance Services
- On-Site Physician Offices with a myriad of Physician Based Clinical Specialties

## Continuing Care Retirement Communities Explained

It almost goes without saying that most of us would prefer, in our later years, to settle into comfortable, friendly, home-like surroundings where our changing needs would be met as our care requirements increase—without making us dependent on family members for our care. Living in the same place as we age, one in which we can receive the various types of health and homemaking services we may need in a familiar setting, is called "aging in place."

Among the wide range of housing and care options available to financially secure seniors is an option called the continuing care retirement community, or CCRC. Based on the premise of aging in place, this unique residential arrangement is gaining in popularity across the nation.

## What is a Continuing Care Retirement Community?

CCRCs are not independent living communities, assisted living facilities, or nursing homes. They are combinations of all of these residential and care options, owned and operated by private companies and staffed to provide a "continuum of care" for their members. The assisted living and nursing home components of CCRCs usually are intended for use only by members from the independent living units that are part of the CCRC and not by seniors from outside of the membership community. Although, in this model we have taken it to the next level wherein we provide an intergenerational approach.

As with other types of residential environments that are specifically tailored to seniors' needs and tastes, CCRCs and their members establish a business arrangement through a legal contract specifying exactly what supportive services, nursing care, other healthcare, and housing will be provided for members. If a member's care needs increase over time, he/she will be able to move to the next level—assisted living or, if needed, the transitional support unit without relocating geographically, since all levels of housing and supportive healthcare provided by the CCRC are located on one campus.

One of the key attractions of CCRCs is the range of amenities, health, wellness and life programs as well as healthcare and supportive or assistive services. These may include nursing, social work, dietician services, physician care, pharmacy and various therapies for residents who may experience either a short bout of illness or an ongoing health problem. CCRC staff can provide emergency response systems, wellness programs, assistance with insurance claims and forms and routine health assessments. Contract fees may cover housekeeping and laundry services and meals served in congregate dining facilities. Some transportation services also may be included in basic fees.

Amara Community Living at Newington, LLC., A woman owned and operated company, is entering the final stages of the approval process with the Town of Newington to develop a comprehensive Continuing Care Retirement Community (CCRC) on the corner of Cedar Street and Russell Road formally owned by the Hunter Development Group. This site was previously approved to develop a hybrid site model which included a Hotel, Gas Station, Restaurant and Medical Office Complex. The approvals remain in place for the original site plan which are in the process of re-application and/or variance to accommodate the new development plan.

The Amara community based need model will provide Comprehensive Senior Living Services in a currently underserved market for the quickly growing senior population in Newington and surrounding communities. The "holistic design" and approach to this concept has been created in order to provide a fully comprehensive all inclusive living environment for those individuals in search of an alternate living model. The all inclusive age restricted community will bring over four hundred jobs to the community and a significant tax revenue base for the community.

In conversations with the Town of Newington Economic Development Division, this project is in line with the present and future development of the community where those at or entering their senior years are looking for alternatives to their current living environment. As the Baby Boom population ages in place, this model provides a high standard of living with a comprehensive care and recreational activity in an environment that is worry free and has been proven out to extend life in both age and quality.

This concept will be the first in Connecticut where all services are housed under one roof where there is no need to be transferred from one facility to another as life changes take their course. Our model was specifically designed around the combined fifty years of experience in healthcare and wellness. It was specifically designed to create a life experience that is conducive to wellness and extended life expectancy.

This fully integrated model includes many amenities that extend beyond the norm of the current senior living options available today. The model provides a quality of life similar if not improved than traditional home ownership at a stage of life where the home has become more work than one would like to burden in the later years of life.

Anticipated ground breaking is currently slated for late spring and Pre-Sales are slated for the Mid Winter. The Al a Carte program for occupancy cover all spectrums of income capacity from Entry Fee Models with Ownership, Lease to Purchase Models with Ownership and Direct Lease rates as well.

This project is a landmark for the Town of Newington and for one that is economically progressive and responsive to the needs of its residents and future. Newington is undecidedly ahead of the game in addressing the needs of its community.



**STAFF REPORT**  
**Site Plan Approval for Continuing Care Retirement Community**

March 5, 2015

**Petition #09-15:**

**Site Plan Approval (Continuing Care Retirement Community) at 751 Russell Road. HDC ONE LLC, owner; Amara Community Living LLC, applicant; Kari Olson, Esq., CityPlace I, 185 Asylum Street, Hartford CT, contact.**

**Description of Petition #09-15:**

This is an application for site plan approval of a proposed "continuing care retirement community" at 751 Russell Road. This is the same location as the Hunter Development mixed used development that was approved by TPZ in 2007.

Approval of this site plan is subject to the prior (or concurrent) approval of a Special Exception per Section 3.2.5 ("Hospitals, sanatoria, rest homes, senior independent living facilities, convalescent or nursing homes"). Such application has been submitted and is on this agenda under "Petitions for Public Hearing Scheduling". There is also an application pending to amend Section 3.2.5 of the zoning regulations to include "continuing care retirement community" to the list of types of projects allowed under Section 3.2.5. The public hearing on that amendment has been scheduled for March 25, 2015.

This application was submitted only yesterday so I have not begun to review the plans.

According to the narrative description of the project submitted by the applicant, a continuing care retirement community 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. Specifically, Amara is proposing to construct a 5-story community 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 (ADO)
- 6) Skilled Nursing (SN)
- 7) Transitional Support (TS)

Within the proposed complex, multiple amenities are proposed including 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.”

Staff Comments:

Since this application cannot be approved until the associated special exception application is approved, and that application cannot be approved until the text amendment is approved, I don't see any need for TPZ to take any action at this time.

cc:  
Attorney Kari Olson  
file

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 Asylum Ave, W. Hartford CT 06117 EMAIL: CheFryles @ me . com

CONTACT PERSON: Adriana Mayles TELEPHONE: 860.305.0009

ADDRESS: 115 Fuller dr, W. Hartford CT 06117 EMAIL: CheFryles @ 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:**

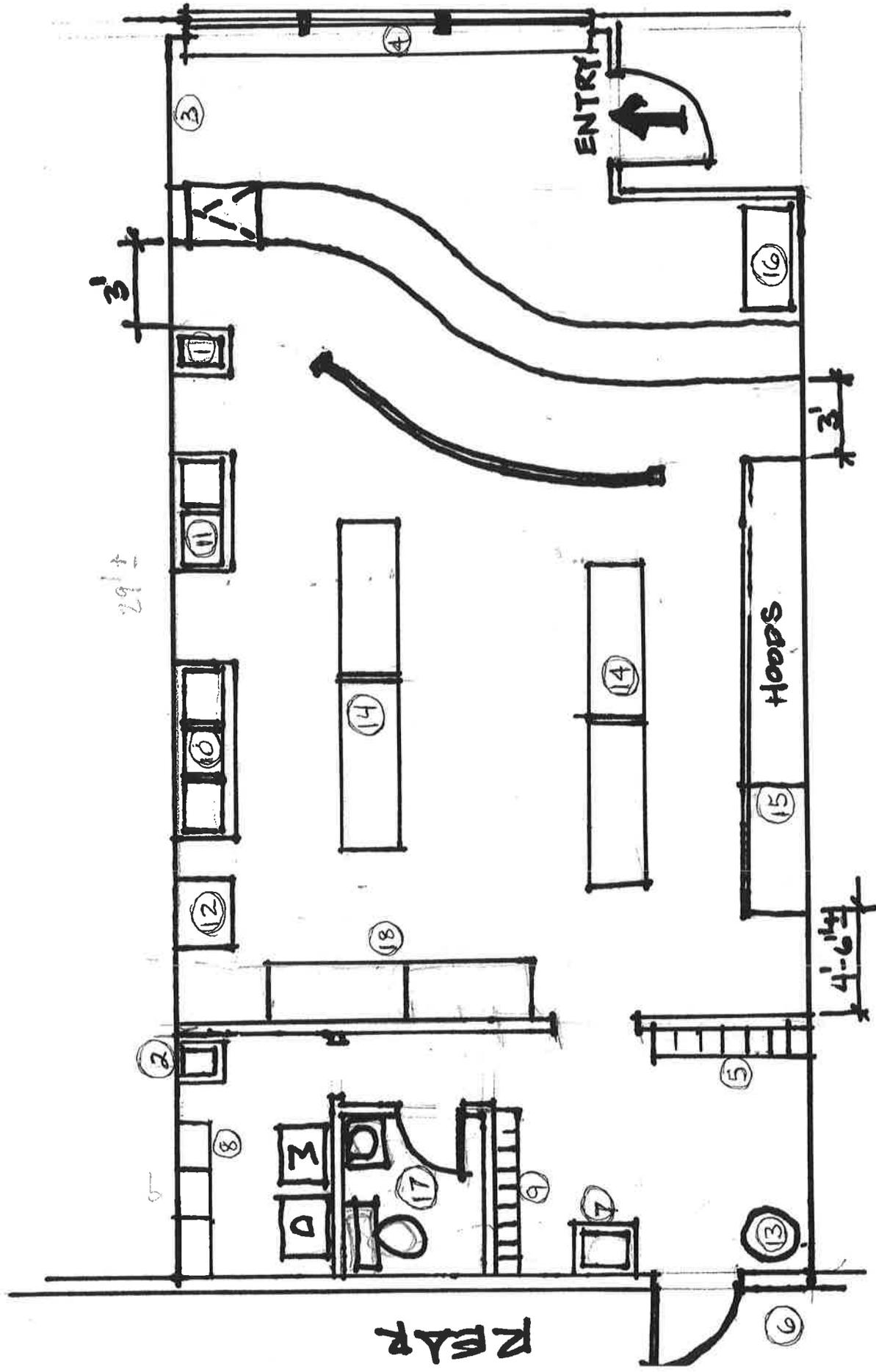
	<u>1/30/15</u>		<u>01/30/15</u>
APPLICANT	DATE	OWNER	DATE

*Romraj LLC, member.*

**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.

FRONT



REAR

**STAFF REPORT**  
***Take-out Caribbean Restaurant***

**March 5, 2015**

**Petition #04-15:**

**Special Exception (Section 3.11.6: Restaurant)**

**337 Willard Avenue**

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

**Description of Petition #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:**

At the public hearing on February 25, the following issues came up.

1. Trash on Site: The property is surrounded on all four sides by residential zones. At the hearing a local resident complained that this plaza has a history of wind-blown trash leaving the site. I think this can be addressed by making it a condition of approval for the property owner to install and maintain two trash receptacles: one directly in front of the 7-11, and one on the south side of the building near the entrance to the restaurant. It might also be appropriate to warn the property owner that if installing these trash receptacles does not solve the problem, he may be required to install a chain link fence in the future.
  
2. Parking: Currently we only have a sketch done by the applicant showing the amount of public area. To ensure there is sufficient parking, I recommend the applicant be directed to submit a professionally prepared floor plan.

cc:  
Adrian Myles  
file



**TOWN OF NEWINGTON**  
**TOWN PLAN AND ZONING COMMISSION**  
**APPLICATION FORM**

LOCATION OF PROPERTY: Corner of East Cedar St. and Russell Rd. ZONE: B-BT

APPLICANT: Amara Community Living, LLC TELEPHONE: 860-462-0527

ADDRESS: 54 Pond Hill Rd., North Haven, CT 06473 EMAIL: mike@hunterdev.com

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

ADDRESS: Martha Cullinan LLP, Cityplace I, 195 Asylum St. Hartford CT 06103 EMAIL: kolson@marthacullinan.com

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 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 3.2.5 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>Amara Community Living, LLC</u>		<u>HDC ONE, LLC</u>	
<u>Kari L Olson, Esq.</u>	<u>3/3/15</u>	<u>Kari L Olson, Esq.</u>	<u>3/3/15</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).**

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**TO:** Town of Newington Planning and Zoning Commission  
**FROM:** Kari L. Olson  
**DATE:** March 3, 2015  
**RE:** Special Permit and Site Plan Applications for Amara Community Living, LLC

Dear Commission Members:

This firm represents HDC ONE, LLC ("HDC") and Amara Community Living, LLC ("Amara"). In conjunction with its already pending application for text amendments to Sections 3.2.5 and 9.2 of the Town's Zoning Regulations, HDC and Amara have herewith submitted applications for a Special Exception pursuant to Section 3.2.5 (as amended) and Site Plan approval for a Continuing Care Retirement Community ("CCRC"). The CCRC is proposed to be located at the corner of East Cedar Street and Russell Road in the B-BT Zone. The property consists of nearly 9 acres. The proposed site for the CCRC has all necessary permits to construct a gas station, hotel and strip mall. The proposed CCRC would be created in lieu of these uses and structures.

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.

Specifically, Amara is proposing to construct a 5-story community 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)

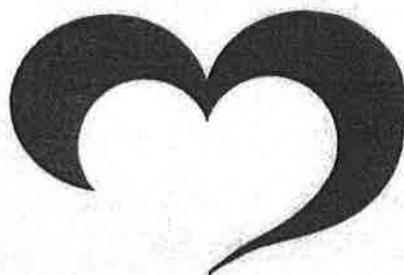
Within the proposed complex, multiple amenities are proposed including aquatic therapy, a wellness center, spa services, recreational programs and services, amphitheaters, a mini mall, banking, pharmacy, medical office suite, walking paths, etc... The size of the structure is designed specifically to 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. Attached hereto is a brochure from Amara further explaining the proposed project.

Thank you for your consideration.

Very truly yours,

A handwritten signature in cursive script that reads "Kari L. Olson".

Kari L. Olson



# AMARA

COMMUNITY LIVING  
AT NEWINGTON

An Integrated Continuing Care Retirement Community  
*All Inclusive Services for Life*

**Patricia A. LeGault – Owner / CEO**

plegaultamara@gmail.com – (860) 682-2040

## Assisted Living / Continuing Care Retirement Community:

Square Footage:	<b>297,000sq/ft.</b>
Assisted Living Units (AL):	<b>130</b>
Independent Living Units (IL):	<b>45</b>
Memory Support Assisted Living United (MSAL):	<b>30</b>
Sub-Acute In-Patient / Outpatient Units:	<b>30</b>
Skilled Nursing Units (SNF):	<b>15</b>
Hospice/ Palliative Care Units (HPC):	<b>10</b>
Adult Day Care Clients (ADC):	<b>30</b>
Total Members:	<b>290</b>
Personnel:	<b>380</b>

- Gourmet Commercial Kitchen/ Fine Dining
- 24 Hour Concierge Services
- Mini Mall
- 50's Style Restaurant
- Irish Recreational Pub
- Walking Trails and Respite Stations
- Amphitheater (In-Door and Outdoor)
- Thematic Period Sitting Rooms with Gas Fireplaces
- Greenhouse with Free-Standing Raised Bed Gardens
- Extended Terraces for IL
- Thematic Sitting Rooms
- 24-Hour Room Service
- Fully Integrative AV/ Graphic Systems
- Flat Panel Touch Screens
- House-Wide Wi-Fi
- Integrative Phone System with Smart Phones
- GuestTek Hospitality Services
- Starbucks
- On-Site Banking
- Main Entrance Fountain
- Full Back Up Power Generation Systems
- High End Finishes
- AL Kitchen for Recreation and Common area
- Livery Services
- Holistic Modeling, Green Technology
- Comprehensive Recreational Program
- Aquatic Fitness Pool and Warm Water Therapy Pool
- Physical Therapy Center
- Recreation Center
- Fitness and Wellness Center
- Centralized Plant Operations to include Chill Water Systems, Boiler Plant, Geo Thermal Plant, Photo Voltaic Power Generation Systems
- Wifi- Throughout the Campus
- Patient Monitoring and Telemetry Systems
- 100% Back-Up Power Generation
- Access Control Systems
- Secured Units Where Applicable
- Health Spa with Full Cosmetology Program
- 24 Hour Clinical Services on Site
- On-Site Ambulance Services
- On-Site Physician Offices with a myriad of Physician Based Clinical Specialties

## Continuing Care Retirement Communities Explained

It almost goes without saying that most of us would prefer, in our later years, to settle into comfortable, friendly, home-like surroundings where our changing needs would be met as our care requirements increase—without making us dependent on family members for our care. Living in the same place as we age, one in which we can receive the various types of health and homemaking services we may need in a familiar setting, is called "aging in place."

Among the wide range of housing and care options available to financially secure seniors is an option called the continuing care retirement community, or CCRC. Based on the premise of aging in place, this unique residential arrangement is gaining in popularity across the nation.

## What is a Continuing Care Retirement Community?

CCRCs are not independent living communities, assisted living facilities, or nursing homes. They are combinations of all of these residential and care options, owned and operated by private companies and staffed to provide a "continuum of care" for their members. The assisted living and nursing home components of CCRCs usually are intended for use only by members from the independent living units that are part of the CCRC and not by seniors from outside of the membership community. Although, in this model we have taken it to the next level wherein we provide an intergenerational approach.

As with other types of residential environments that are specifically tailored to seniors' needs and tastes, CCRCs and their members establish a business arrangement through a legal contract specifying exactly what supportive services, nursing care, other healthcare, and housing will be provided for members. If a member's care needs increase over time, he/she will be able to move to the next level—assisted living or, if needed, the transitional support unit without relocating geographically, since all levels of housing and supportive healthcare provided by the CCRC are located on one campus.

One of the key attractions of CCRCs is the range of amenities, health, wellness and life programs as well as healthcare and supportive or assistive services. These may include nursing, social work, dietician services, physician care, pharmacy and various therapies for residents who may experience either a short bout of illness or an ongoing health problem. CCRC staff can provide emergency response systems, wellness programs, assistance with insurance claims and forms and routine health assessments. Contract fees may cover housekeeping and laundry services and meals served in congregate dining facilities. Some transportation services also may be included in basic fees.

Amara Community Living at Newington, LLC., A woman owned and operated company, is entering the final stages of the approval process with the Town of Newington to develop a comprehensive Continuing Care Retirement Community (CCRC) on the corner of Cedar Street and Russell Road formally owned by the Hunter Development Group. This site was previously approved to develop a hybrid site model which included a Hotel, Gas Station, Restaurant and Medical Office Complex. The approvals remain in place for the original site plan which are in the process of re-application and/or variance to accommodate the new development plan.

The Amara community based need model will provide Comprehensive Senior Living Services in a currently underserved market for the quickly growing senior population in Newington and surrounding communities. The "holistic design" and approach to this concept has been created in order to provide a fully comprehensive all inclusive living environment for those individuals in search of an alternate living model. The all inclusive age restricted community will bring over four hundred jobs to the community and a significant tax revenue base for the community.

In conversations with the Town of Newington Economic Development Division, this project is in line with the present and future development of the community where those at or entering their senior years are looking for alternatives to their current living environment. As the Baby Boom population ages in place, this model provides a high standard of living with a comprehensive care and recreational activity in an environment that is worry free and has been proven out to extend life in both age and quality.

This concept will be the first in Connecticut where all services are housed under one roof where there is no need to be transferred from one facility to another as life changes take their course. Our model was specifically designed around the combined fifty years of experience in healthcare and wellness. It was specifically designed to create a life experience that is conducive to wellness and extended life expectancy.

This fully integrated model includes many amenities that extend beyond the norm of the current senior living options available today. The model provides a quality of life similar if not improved than traditional home ownership at a stage of life where the home has become more work than one would like to burden in the later years of life.

Anticipated ground breaking is currently slated for late spring and Pre-Sales are slated for the Mid Winter. The A la Carte program for occupancy cover all spectrums of income capacity from Entry Fee Models with Ownership, Lease to Purchase Models with Ownership and Direct Lease rates as well.

This project is a landmark for the Town of Newington and for one that is economically progressive and responsive to the needs of its residents and future. Newington is undecidedly ahead of the game in addressing the needs of its community.



**STAFF REPORT**

***Special Exception (Continuing Care Retirement Community) at 751 Russell Road***

March 5, 2015

**Petition #08-15:**

**Special Exception (Section 3.2.5: Continuing Care Retirement Community) at 751 Russell Road.**

**HDC ONE LLC, owner; Amara Community Living LLC, applicant;**

**Kari Olson, Esq., CityPlace I, 185 Asylum Street, Hartford CT, contact.**

**Description of Petition #08-15:**

This is an application for a special exception to operate a “continuing care retirement community” at 751 Russell Road. This is the same location as the Hunter Development mixed used development that was approved by TPZ in 2007.

At the moment the zoning regulations do not expressly permit a “continuing care retirement community”. The applicant has therefore applied for a text amendment to Section 3.2.5 (“Hospitals, sanatoria, rest homes, senior independent living facilities, convalescent or nursing homes”) to include the phrase “continuing care retirement community”.

According to the narrative description of the project submitted by the applicant, a continuing care retirement community 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. Specifically, Amara is proposing to construct a 5-story community 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 (ADO)
- 6) Skilled Nursing (SN)
- 7) Transitional Support (TS)

Within the proposed complex, multiple amenities are proposed including aquatic therapy, a wellness center, spa services, recreational programs and services, amphitheatres, 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.”

Staff Comments:

Since this application cannot be approved until the text amendment is approved, I don't think the TPZ should take any action other than possibly set the date for the public hearing. By statute you have 65 days from March 11 to open the public hearing.

The text amendment hearing is scheduled for March 25. The public hearing will probably last at least two sessions and it's the TPZ's practice to not act on something the same night as the public hearing, so the earliest I see the amendment getting approved (if approved) is April 22. You are not prohibited from starting the hearing on the special exception before the text amendment is adopted. But I think doing so muddies the water for the text amendment, sends a message that the TPZ members have already made up their minds to approve the text amendment, and, if the text amendment is denied, creates a situation where TPZ has conducted a public hearing on an application that, at a subsequent meeting, the TPZ determines to be not allowable in that zone.

I therefore recommend the public hearing for this application begin on April 22, and that you adjust the order of the meeting that night to vote on the text amendment before opening the public hearing on the special exception.

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:** March 6, 2015  
**Re:** **Town Planner Report for March 11, 2015**

- 
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.
  4. **Implementation of Physical Activity Related Recommendations in to 2020 POCD:** I will present this information at the meeting.

cc:  
file

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

# Town of Newington



## APPLICATION FOR NON-COMMERCIAL TEMPORARY SIGN PERMIT

Approved \_\_\_\_\_ Date: \_\_\_\_\_ Ref # \_\_\_\_\_  
Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address \_\_\_\_\_ Email: \_\_\_\_\_  
# Of Signs: \_\_\_\_\_ Zone: \_\_\_\_\_  
Sign Type: \_\_\_\_\_ Sign Message: \_\_\_\_\_

Name of Organization: \_\_\_\_\_

- Civic, nonprofit (Limited to 30 days prior to event, removed within 5 days of activity)
- Religious (Limited to 30 days prior to event, removed within 5 days of activity)
- Educational (Limited to 30 days prior to event, removed within 5 days of activity)

Size of signs: **MAXIMUM** area of signs per 214-53 B (see below)

Sign location: behind the property line or a **MINIMUM** of 10 feet from a road, whichever is further.

Sign cannot block sightlines.

*I have read, understand and agree to abide by the Somers Zoning Regulations 214 B.; Temporary Signs. I will remove the signs for which this permit is issued promptly at the expiration of the permit period. I also attest that I have received the property owner's permission for each site where a sign is to be placed.*

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*\*\*

### 214-53 B. Special event signs for non-commercial or civic events.

- 1) One sign not exceeding **32 square feet in total** sign area at the site of the event may be posted, provided that the sign is posted no sooner than **30 days prior** to the event and removed within **5 days of the event**.
- 2) Directional signs may be posted, provided that they do not **exceed 4 square feet** and are posted not earlier than **30 days before the** event and are removed at the close of the event.
- 3) Off-premise temporary signs not exceeding **12 square feet in total sign area** announcing special events shall be permitted only for a period of **30 days prior to**, and including the duration of the activities which the sign describes, and such sign shall be removed within **5 days after** completion of such activity which said sign describes
- 4) Off-premise temporary signs shall be limited to **15 off-premise locations** and a zoning permit for such signs shall be filed with the Town of Somers Zoning Enforcement Officer on an application form approved by the Zoning Commission.