TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING AND REGULAR MEETING
Wednesday, March 25, 2015

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

7:00 p.m.

A G E N D A

RECEIVED & RECORDED IN NEWINGTON LAND RECORDS
2015 MAR 18 PM 3:07
BY Tanya D Lane
TOWN CLERK

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND SEATING OF ALTERNATES

III. APPROVAL OF AGENDA

IV. PUBLIC HEARING

a. 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). HDC ONE LLC, applicant; Kari Olson, Murtha Cullina, 185 Asylum Street, Hartford 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 March 11, 2015
b. Regular Meeting March 11, 2015

VIII. NEW BUSINESS

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

b. Petition #11-15: Extension to Site Plan Approval (Section 5.3.8: Time Limit) and Special Exception for Hunter Development at 751 Russell Road. HDC ONE LLC, owner/applicant; Kari Olson, Murtha Cullina LLP, 185 Asylum Street, Hartford CT, contact.

IX. OLD BUSINESS

a. 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.

b. 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.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

a. Petition #10-15: Special Exception (Section 6.2.4: Free-Standing Sign) at 2897 Berlin Turnpike ("Firestone Complete Auto Care"). National Sign Corporation, applicant; SB Newington 433 LLC, owner; Darcie Roy, National Sign Corporation, 780 Four Rod Road, Berlin CT, contact.

XI. TOWN PLANNER REPORT

a. Town Planner Report for March 25, 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

Petition # 07-15

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: Corner of East Cedar St. and Russell Rd Mblu 12/001/000 **ZONE:** B-BT

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

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

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

ADDRESS: Murtha Cullina LLP, 185 Asylum St., Cityplace I, Hartford CT 06103 EMAIL: kolson@murthalaw.com

OWNER OF RECORD: HDC ONE, LLC

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

- o 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).
- o Subdivision
- o Resubdivision (Public Hearing required).
- o Special Exception per Section _____ of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- o Site Plan Approval or Modification
- o Other (describe in detail, or attach): _____

SIGNATURE:

HDC ONE, LLC By: Kari L. Olson, Esq.	2/20/15	HDC ONE, LLC By: Kari L. Olson, Esq.	2/20/15
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.

MURTHA CULLINA

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.

2

MURTHA CULLINA

TO: Town of Newington Planning and Zoning Commission

FROM: Kari L. Olson

DATE: March 14, 2015

RE: General Overview and Applicable Statutory Analysis: Text Amendment Application for HDC ONE, LLC and Amara Community Living, LLC

Dear Commission Members:

As you know, this firm represents HDC ONE, LLC ("HDC") and Amara Community Living, LLC ("Amara") in conjunction with its pending application for text amendments to Sections 3.2.5 and 9.2 of the Town's Zoning Regulations. (Tab 1).

Also pending before you are applications for a Special Exception pursuant to Section 3.2.5 (if 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. (Tab 6). The property consists of nearly 9 acres. (Tab 5). 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.

To reiterate, a CCRC 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 are contained on one site and 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.

Specific to this project, 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)

Additional amenities, such as a pool, spa, restaurant and boutique, are also proposed. (Tab 3).

A. The Proposed Text Amendments Are Consistent With The Town's Comprehensive Zoning Plan

Pursuant to Conn. Gen. Stat. 8-2(a), any proposed zoning regulation should be in accord with Town's comprehensive zoning plan ("Zoning Plan"). Unlike the Town's Plan of Conservation and Development ("POCD"), which is discussed below, the Zoning Plan consists of the existing Regulatory scheme as well as the Town's Zoning Map. (Tab 6).

The proposed text amendment, seeking to define a CCRC as a permissible use under the Regulations, is consistent with the Regulations. Section 3.2.5 already allows for the types of uses that make up the components of a CCRC. For examples, Section 3.2.5 already allows for hospitals, rest homes and senior independent living facilities in every zone in Town, subject to special permit review.

The B-BT Zone also already permits the types of commercial amenities proposed for this CCRC, such as, retail stores, business and professional offices, personal service shops or stores and restaurants. See Regulations Sections 3.14.1, 3.15.3 and 3.15.6. Thus, all of the underpinnings necessary to permit a CCRC are already contained in the Regulations. A CCRC, as defined in the proposed text amendment, would simply permit putting these uses all together on one site.

Similarly, 45' high hotels are already permitted as of right in the B-BT Zone. See Regulations Section 3.14.1.C. There is no cogent difference between a hotel and a CCRC from a land use perspective. Both consist of living units located on multiple levels or floors. Although what we seek here is the ability to construct a CCRC that is 5 stories instead of 4, and with a height restriction of 75' instead of 45', the additional height is necessary to appropriately segregate the various levels of care and amenities being offered while preserving the overall community as a single whole. Additional height is also necessary to achieve the appropriate ceiling height and the aesthetics of the proposed gabled roofline which is more becoming for a "home" than a flat-roofed commercial building. For these reasons, a CCRC, like a chimney stack or an elevator, is a special structure requiring a special design due to its particular use. The functioning and use of CCRCs justify a more accommodating height limitation. See Regulations Section 4.4.3.C.

You will note that we paid particular attention in seeking the text amendment with respect to the added height by restricting its application to CCRCs located only in commercial zones. Any CCRC proposed for a residential zone would still be limited to 35 feet.

The requested amendment to the site requirements under 3.2.5.C similarly is consistent with the Zoning Plan. Although the current Regulations allow 20 units or beds per acre whether a nursing home or an assisted living community, the reality is that these types of retirement communities can be very different. Moreover, unlike many assisted living communities or other retirement communities where the dwelling units may be housed

in separate buildings requiring more ground space, this CCRC is much more like an elderly housing apartment building.

The Regulations currently allow 60 units per acre for "Residential Buildings for the Elderly." See Section 3.13.2.C. Thus, a more appropriate number for controlling density when combining beds and units in a CCRC should fall between the lowest density allowed in a zone that permits them (one dwelling unit per lot in a residential zone) and the highest density allowed for elderly housing (725 s. ft. of land per dwelling unit or 60 units per acre). This means that 30 units per acre is a more realistic average density for a CCRC in any zone. Allowing for a slightly higher density over the 20 units also promotes the overall feasibility of a CCRC project. It certainly puts this proposed text amendment squarely within the confines of the existing Zoning Plan.

B. The Proposed Text Amendments Are Consistent with the Town's Plan of Conservation and Development

Pursuant to Conn. Gen. Stat. 8-3(b), this Commission must also consider the text amendment in light of the Town's POCD. Moreover, the Commission must state on the record "its findings on consistency of the proposed . . . change of such regulation with such plan." Accordingly, outlined below are some of the reasons that the proposed text amendments, designed to facilitate development of CCRCs, are consistent with the POCD.

First, the POCD recognizes Newington's aging population. (Tab 8). Part of the Residential Development Plan requires attention to the special housing needs of Newington's growing elderly population. Indeed, according to Census 2010, more than 18% of Newington's population is age 65 or older. In other words, there are more than 5,500 Newington residents that are seniors. This number also does not account for those Newington residents who have elderly family members that could move closer to them if appropriate in-town accommodations were available. In contrast there were only 3 nursing homes/assisted living/independent living facilities that were located in Town with approximately 350 beds/units available combined. Thus, allowing for CCRCs would enhance housing opportunities for Newington's seniors in accordance with the POCD.

Second, allowing CCRCs in the B-BT zone also promotes POCD objectives. According to the Future Land Use Plan of the Town, the B-BT Zone still lies in those areas where commercial enterprises are to be promoted and includes the "Major Gateways" to the Town given ready access to the Berlin Turnpike and relevant bus routes. (Tabs 8 and 12.) CCRCs in the B-BT zone would provide a valuable transition to and buffer between other commercial and business ventures and the Town's residential and Village Center zones. (Tab 7).

Finally, the text amendments also foster several State Growth Principles which are inherent in the POCD, including recognizing housing needs for an aging population and

concentrating development around transit sites. Indeed the POCD even recognizes that the Regulations should be revised to implement these Plan recommendations. (Tabs 7, 8 and 12). These text amendments are designed for that purpose.

C. Permitting CCRCs Would Promote the General Welfare of the Town

In addition to the foregoing, zoning regulations are supposed to foster the general health and welfare of the community. Conn. Gen. Stat. 8-2. CCRCs epitomize this concept. Not only do they give current Newington seniors an opportunity to continue to reside in Town and "age in place," they give other Newington residents the peace of mind of having their loved ones nearby. That the availability of senior housing options is a general welfare concern to those who live in Newington is evident. In a survey of Newington residents done by a CCSU research team, 65% of Newington seniors expressed an interest in senior housing availability. (Tab 10).

CCRCs also provide a significant tax benefit to the Town. For example, the proposed Amara CCRC is a 66 million dollar project that is expected to garner more than a million dollars in tax revenue for the Town each year. CCRCs also provide jobs. Every type of skilled position from maintenance, to dietary to professional health care services will be required to run a CCRC.

Finally, CCRCs cause less traffic generation than many other commercial ventures. As the report at Tab 11 indicates, the average daily trips of vehicles will decrease on average 82% over the commercial ventures permitted on this site alone.

For all the foregoing reasons, because the proposed text amendments are consistent with the Town's Zoning Plan and POCD and will foster the general welfare of the Newington community, we ask that this text amendment application be approved.

Thank you for your consideration.

STAFF REPORT
Text Amendment for Continuing Care Retirement Community

March 18, 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 only. 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:
As of this writing I have not completed my review of the proposed amendment. I will send it to TPZ members by email prior to next Wednesday.

CRCOG is meeting tomorrow to review this amendment so I don't have their comments yet, but their staff has recommended a finding of "no apparent conflict with regional plans and policies or the concerns of neighboring towns".

cc:
Attorney Kari Olson
file

STAFF REPORT
Moratorium in CTfastrak Neighborhoods

March 18, 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 draft a moratorium on higher-density housing in the two CTfastrak neighborhoods, with the flexibility of being able to sunset one area (the Cedar Street station) before the other (Newington Junction). However, in reviewing the minutes from last week's meeting, I'm not clear on what it is about the current regulations which allow higher-density housing (Senior Independent Living [Section 3.2.5]; Housing for Seniors [Section 3.7.2]; Conversion of Older Homes [Section 3.4.7]; Single-family Entry Level Housing [Section 3.7.3]; and Alternate Residential Building [3.7.1]) that TPZ feels will be impacted by CTfastrak.

As you know, a moratorium is a tool to address a problem with a specific zoning regulation. The United States Supreme Court ruled in 1987 and again in 2002 that even a temporary restriction on development rights (such as a moratorium) could be considered a "taking", but the Connecticut Supreme Court ruled in 1984 that a moratorium is a lawful exercise of zoning power if done thoughtfully and in moderation. To be legally valid (and avoid a "taking" complaint), a moratorium needs to contain the following:

1. Must be enacted with all procedural regularity of a zoning text amendment;
2. Cannot prohibit <u>all</u> economic use of a parcel;
3. Must be limited in scope (area) and duration (time);
4. Must be for a specific purpose, with a desire outcome.

Therefore, it is important for the TPZ to have a clear idea of what it wants to prevent or promote, and what sections of the zoning regulations need to be amended to achieve that. In other words, to fix whatever is "broken" with the current regulations.

Clearly, the defect is that the regulations don't address CTfastrak. In my opinion the Town needs transit-oriented development (TOD) regulations <u>tailored to the community</u> and to how the residents near the two CTfastrak stations want their neighborhoods to develop. This could be limited to just TOD regulations for higher-density housing, in just those two neighborhoods.

cc:
file

KARI L. OLSON
(860) 240-6085
KOLSON@MURTHALAW.COM

MURTHA CULLINA

March 12, 2015

Town of Newington Planning and
Zoning Commission
c/o Mr. Craig Minor
Town Planner
131 Cedar Street
Newington, CT 06111

Re: Request for Extension of Approval Deadline

Dear Commission Members:

This firm represents HDC ONE, LLC f/k/a Hunter Development Company, LLC, owner of the property located at 751 Russell Road (the "Property"). The Property is currently approved for construction of a hotel, bank, restaurant, 9,000 s. ft. retail space and a gas station per this Commission's prior approval, dated November 22, 2006, as amended via stipulated agreement, dated May 14, 2007, in that certain appeal, docket no. HHB-CV-07-4012566-S (the "Approval"). The Approval presently will expire on May 13, 2016.

Currently pending before you is a proposal to construct on the Property a Continuing Care Retirement Community in lieu of the foregoing improvements. Given the timeline for consideration of the pending applications for text amendment, special exception and site plan approval, HDC ONE will be unable to explore this option as an alternate for the site and still have enough time to build in accordance with the Approval should the pending applications be denied. Accordingly, HDC ONE requests an extension of its Approval deadline for one year, or until May 13, 2017, to allow the pending applications to be considered while maintaining an appropriate length of time for construction in accordance with the Approval in the event the pending applications are denied.

Your consideration is appreciated.

Very truly yours,

Kari L. Olson

Kari L. Olson

c: Mr. Michael Frisbie, HDC ONE, LLC

STAFF REPORT
Extension of Approval Deadlines at 751 Russell Road ("Hunter Development")

March 18, 2015

Petition #11-15:
Extension to Site Plan Approval (Section 5.3.8: Time Limit) and Special Exception at 751 Russell Road ("Hunter Development")
HDC ONE LLC, owner/applicant;
Kari Olson, Murtha Cullina LLP, 185 Asylum Street, Hartford CT, contact.

Description of Petition #11-15:
This proposed mixed-use development consists of a gas station, a hotel, a small retail strip building, a bank pad site and a restaurant pad site. It was approved by TPZ (after considerable negotiation) in 2006, and again in 2007 and modified in 2009. The owner has cleared the site and is working with the Connecticut DOT to obtain the necessary STC permits. Until recently he was seeking a hotel tenant, but as you know, the site is now being considered for a Continuing Care Retirement Community ("Amara").

When the site plan for this project was originally approved, the statutory expiration date for site plan approval was five years. This was changed by the Connecticut legislature twice since then, and the current expiration date is now May 13, 2016.

The owner is concerned that, should the Amara project not proceed, he might not be able to complete construction before the expiration date of May 13, 2016. He has therefore requested all approvals associated with this project be granted an extension of one year. This is discussed in Section 5.3.8 of the zoning regulations.

Staff Comments:
This application was submitted only two days ago, so I have not had the opportunity to prepare a detailed report for you. I recommend no action be taken on this until a future meeting.

cc:
Attorney Kari Olson
file

STAFF REPORT
Free-Standing Sign for AutoZone

March 18, 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:
Nothing derogatory came up during the public hearing, so I have prepared a draft Certificate of Action for the Commission's use.

cc:
Arnco Sign Company, Inc.
file

DRAFT SUGGESTED MOTION
Free-standing Sign at 3300 Berlin Turnpike ("AutoZone")

March 18, 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

"I move to approve Petition #05-15: Special Exception (Section 6.2.4: Free-standing Business Sign) at 3300 Berlin Turnpike ("AutoZone"); Arnco Sign Company, applicant; AutoZone Inc., owner; Marc Cohen, 1133 So. Broad Street, Wallingford, CT contact"

CONDITIONS:

None.

Move/ Second										
	Anest	Leggo	Camillo	Aieta	Serra	Sobieski	Hall	Andrzejewski	Claffey	
YEA										
NAY										

CR#3006

Petition # 10-15

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 2897 Berlin Tpke **ZONE:** PD

APPLICANT: Darcie Ray / National Sign TELEPHONE: 203-949-1154

ADDRESS: 780 Four Rod Rd, Berlin CT 06037 EMAIL: jdroyz@comcast.net

CONTACT PERSON: Darcie Ray TELEPHONE: 203-949-1154

ADDRESS: 780 Four Rod Rd, Berlin CT 06037 EMAIL: jdroyz@comcast.net

OWNER OF RECORD: 3B Newington 2433 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 (Sign) 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): Install new 3'-8" x 16'-4" (60 ft) pylon sign at 18' overall height.

SIGNATURE:

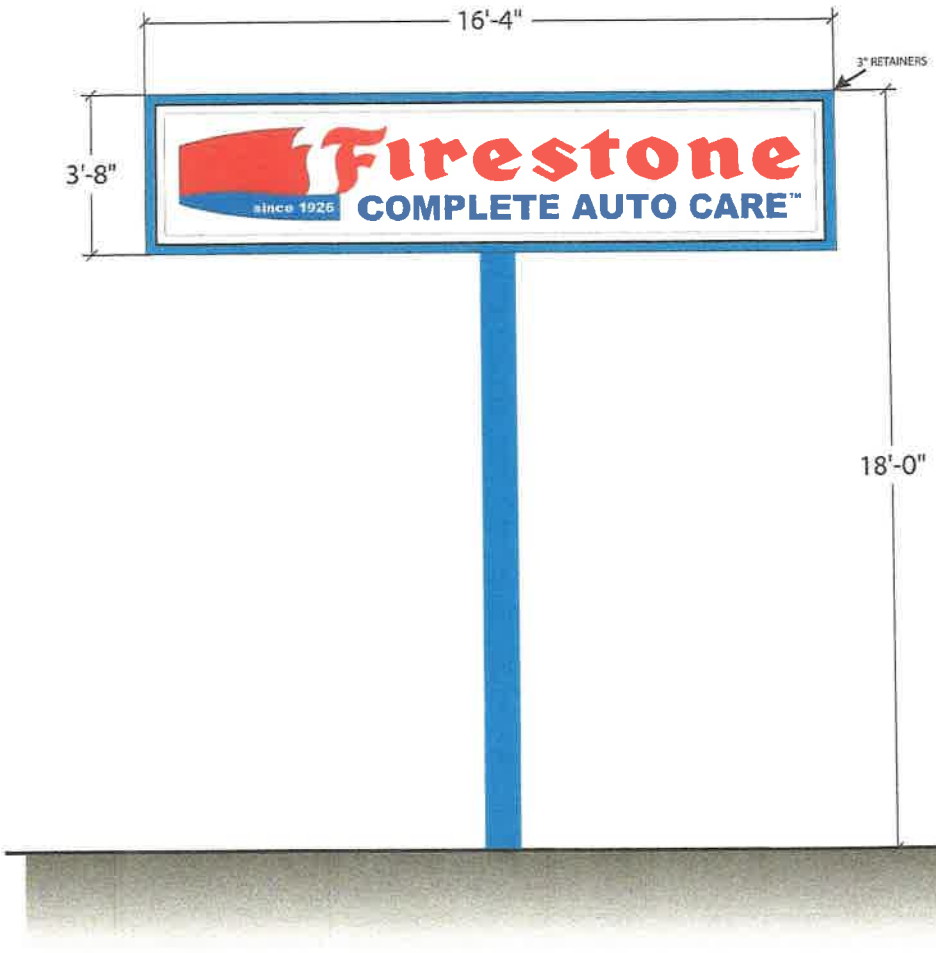
Darcie Ray	3/6/15	See attached	
APPLICANT	DATE	OWNER	DATE

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.

Install new 3'-8" x 16'-4" (60 ft) pylon sign at 18' overall height

Setback = 35'



ALUMINUM FABRICATED CABINET & RETAINERS, PTD TO MATCH PMS# 300C,

NEW 3/16" POLYCARBONATE PAN-FORMED FACES W/ EMBOSSED FACES WITH POLYCARBONATE.

COLORS:
(A.) TOP PART OF LOGO - 3M DARK RED # 3630-73.
(B.) BOTTOM PART OF LOGO - 3M BRISTOL BLUE # 3630-97 W/ WHITE SHO-THRU COPY READING "SINCE 1926".
(C.) "FIRESTONE" - 3M DARK RED # 3630-73.
(D.) "COMPLETE AUTO CARE"- 3M BRISTOL BLUE # 3630-97.
(E.) FACE BKGD - WHITE SHO-THRU.

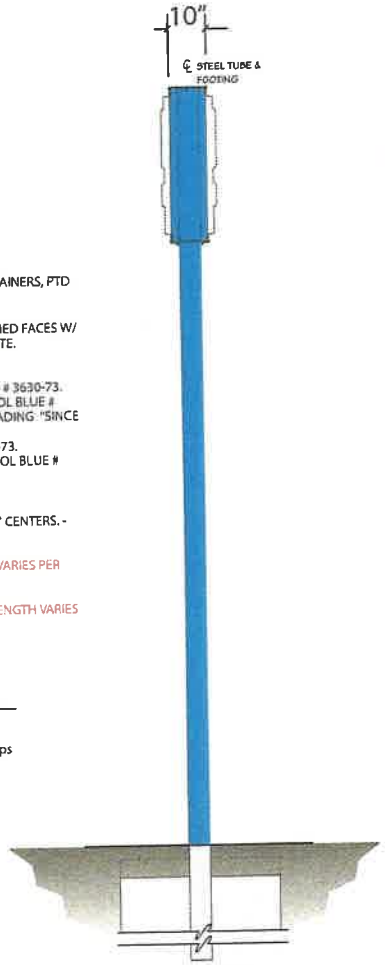
(1) CONCRETE PAD W/ #3 REBAR ON 12" CENTERS. - BY G.C

CONCRETE PIER REQ'D. - SIZE & DEPTH VARIES PER LOCAL CODE

WALL STEEL SUPPORT REQ'D. - SIZE & LENGTH VARIES PER LOCAL CODE

ELECTRICAL ESTIMATE -

TOTAL AMT. CIRCUITS REQ'D.	= 1
VOLTAGE	= 120v
TOTAL DRAW	= 8.7 Amps
AMPS CIRCUIT BREAKER(S)	= 20



SIDE VIEW

P 60 SF. Pylon Sign @ 18' OAH.

One required - Manufacture and Install

Firestone
BRIDGESTONE

Design #

Monument / Pylon

Location

Address

Newington CT

Acct. Rep.
Coordinator
Designer
Date

Approval / Date

Client
Sales
Estimating
Art
Engineering
Landlord

Artist/Date: MR 9/23/2010

Revision / Date

Rev. 1: MR 11/11/2010
Rev. 2: MAH 1/16/15
Rev. 3: MAH 1/19/15
Rev. 4: MAH 2/24/15
Rev. 5: MAH 3/5/15

IMPORTANT APPROVAL NOTIFICATION
ONCE APPROVAL HAS BEEN REQUESTED, YOU WILL BE HELD FINANCIALLY RESPONSIBLE FOR ANY ADDITIONAL CHANGES OR ADJUSTMENTS TO THE RECOMMENDED SIGNAGE.

Authorized Signature: _____
Print Name: _____
Date: _____

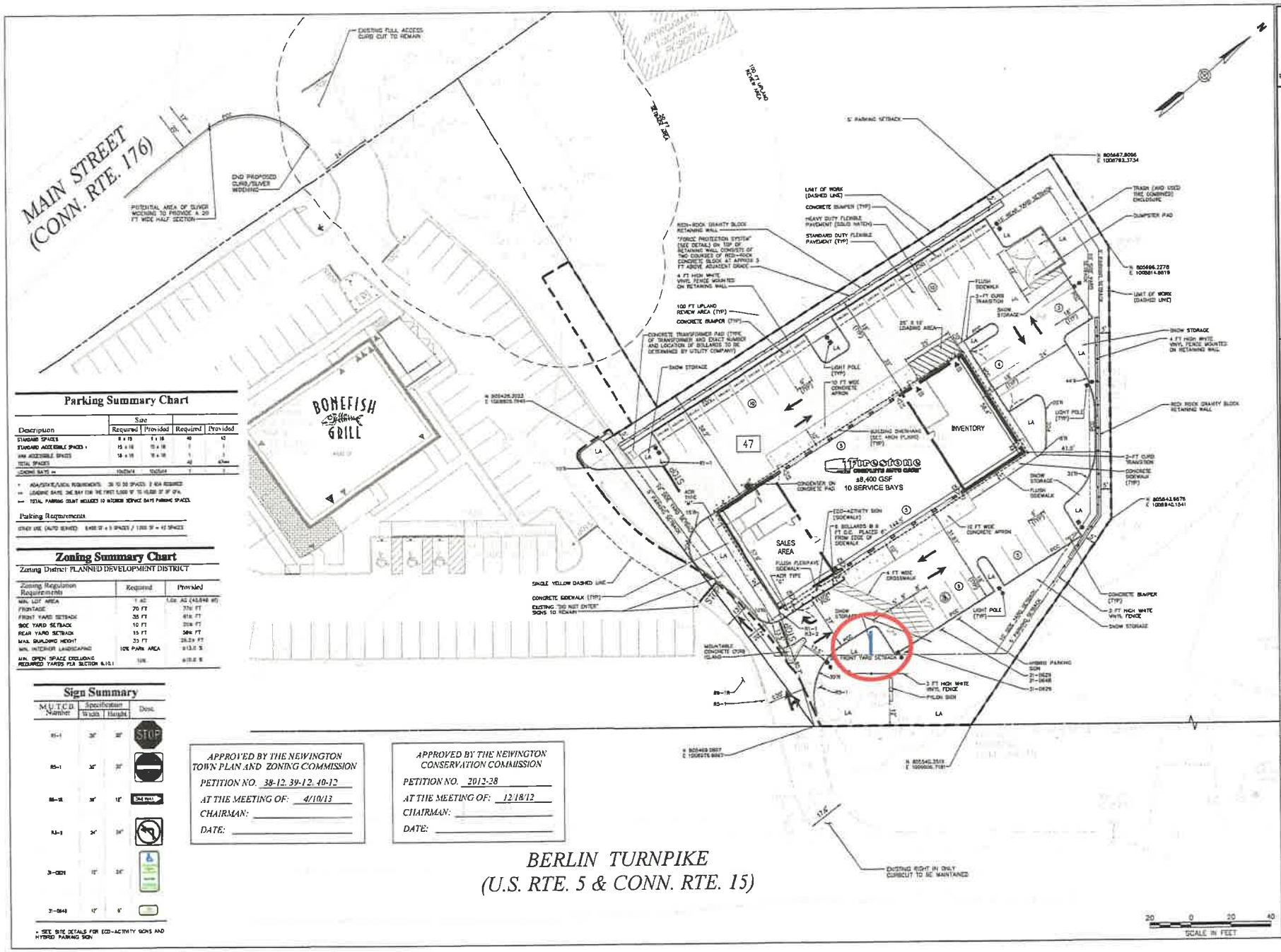
☐ Approved As Shown
☐ Approved with Changes Noted

AGI
Architectural Graphics, Inc.
2655 International Parkway
P.O. Box 9175
Virginia Beach, VA 23450
(757)427-1900

Drawings are the exclusive property of Architectural Graphics Incorporated. Any unauthorized use or duplication is not permitted.

FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABELING.



Parking Summary Chart

Description	Size Required	Size Provided	Required	Provided
STANDARD SPACES	8 x 18	8 x 18	40	43
STANDARD ACCESSIBLE SPACES *	15 x 18	15 x 18	1	1
VAN ACCESSIBLE SPACES	18 x 18	18 x 18	1	1
TOTAL SPACES			42	45 Max
LOADING BAYS **	10x25x14	10x25x14	1	1

* ADA/STATE/LOCAL REQUIREMENTS: 26 TO 50 SPACES: 2 ADA REQUIRED

** LOADING BAYS: ONE BAY FOR THE FIRST 1,000 SF TO HALF OF 10 SF OFA.

*** TOTAL PARKING COUNT INCLUDES 10 INTERIOR SERVICE BAYS PARKING SPACES.

Parking Requirements

OTHER USE (AUTO SERVICE): 8,400 SF x 3 SPACES / 1,000 SF = 42 SPACES

Zoning Summary Chart

Zoning District PLANNED DEVELOPMENT DISTRICT

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	1 AC	1.00 AC (43,648 SF)
FRONTAGE	70 FT	370 FT
FRONT YARD SETBACK	35 FT	41± FT
SIDE YARD SETBACK	10 FT	20± FT
REAR YARD SETBACK	15 FT	58± FT
MAX. BUILDING HEIGHT	35 FT	28.2± FT
MIN. INTERIOR LANDSCAPING	10% PARK AREA	613.5 SF
MIN. OPEN SPACE EXCLUDING REQUIRED YARDS PER SECTION 6.10.1	10%	610.0 SF

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R5-1	30"	30"	
R6-1R	36"	12"	ONE WAY
R3-1	24"	24"	
D1-D829	12"	24"	
D1-D848	12"	6"	

* SEE SITE DETAILS FOR ECO-ACTIVITY SIGNS AND HYBRID PARKING SIGN

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION

PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN: _____

DATE: _____

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

CHAIRMAN: _____

DATE: _____

VHB

Vanasse Hangen Brustlin, Inc.

Firestone COMPLETE AUTO CARE

FIRESTONE COMPLETE AUTO CARE
2903 BERLIN TURNPIKE
NEWINGTON, CT 06111
OWNER: WEX-TUCK REALTY, L.L.C.
121 PARK STREET
NEW CANAAN, CT 06840

ZONE APPROVAL VP:	(INITIATED)
CONTL:	
RAL:	
CM:	
PROPERTY NO.:	000000
9 DIGIT NO.:	000000
4 DIGIT NO.:	0000

VOR PROJECT NUMBER: 100079

LOCAL APPROVALS: DATE: 11-26-12

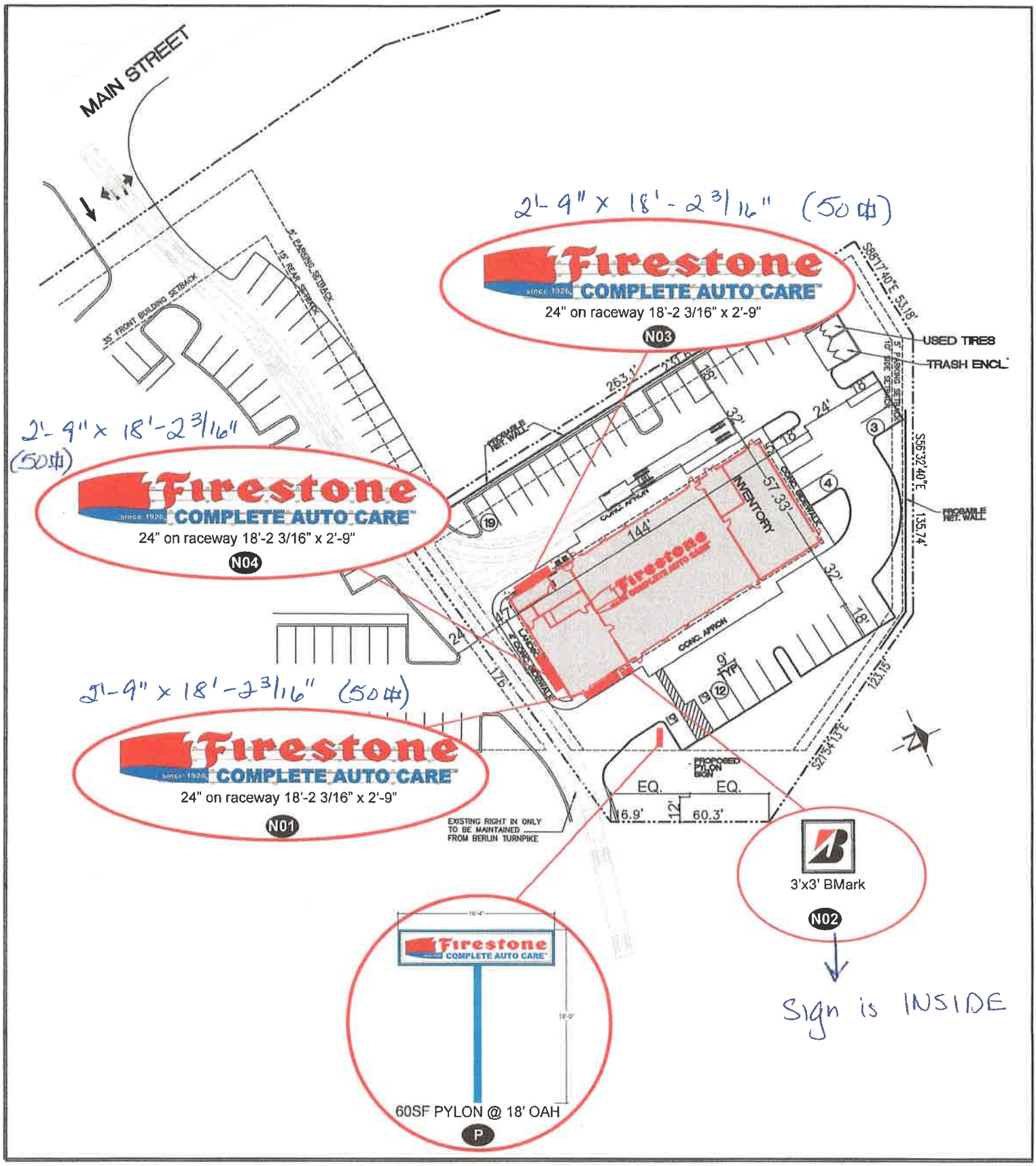
TOWN COMMENTS: DATE: 01-22-13

TOWN COMMENTS: DATE: 04-10-13

TOWN COMMENTS: DATE: 05-06-13

SHEET TITLE: LAYOUT AND MATERIALS PLAN

SHEET NUMBER: C-3



Project Title: Bridgestone Firestone

Newington CT

Firestone since 1926 COMPLETE AUTO CARE™

2655 International Parkway
P.O. Box 9175
Virginia Beach, VA 23450
(757)427-1900

Architectural Graphics, Inc.

STAFF REPORT
Free-Standing Sign at 2897 Berlin Turnpike ("Firestone Complete Car Care")

March 18, 2015

Petition #10-15:
Special Exception (Section 6.2.4: Free-Standing Sign) at 2897 Berlin Turnpike ("Firestone Complete Auto Care").
National Sign Corporation, applicant; SB Newington 433 LLC, owner;
Darcie Roy, National Sign Corporation, 780 Four Rod Road, Berlin CT, contact.

Description of Petition #10-15:
The applicant would like to install a free-standing sign for this new business, which is under construction. 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 April 8, 2015.

cc:
National Sign Company, Inc.
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

Date: March 18, 2015

Re: **Town Planner Report for March 25, 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**:
See attached memo.

5. **HB 6851 (Connecticut Transit Corridor Development Authority**:

a. I will have a memo for TPZ on the status of this bill at the meeting.

b. Last week I asked the Town Attorney to review this bill, as requested by TPZ. As of this writing I have not received his comments.

c. The Office of Legislative Research has just been directed to prepare a "Legislative Analysis" of this bill. I'm a little surprised that one wasn't done in the first place; I've been tracking land use bills for many years and an OLR analysis is usually done early in the process.

cc:
file

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