



NEWINGTON TOWN PLAN AND ZONING COMMISSION

REGULAR MEETING and PUBLIC HEARING

Wednesday, April 10, 2013

Town Hall Conference Room L-101, Lower Level
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 #15-13: Zone Change (Planned Development to Planned Residential) at 2116 Main Street. Town Plan and Zoning Commission, applicant/contact; State of Connecticut Department of Transportation, owner.
- IV. PUBLIC PARTICIPATION (for items not listed on the Agenda; each speaker limited to two minutes)
- V. REMARKS BY COMMISSIONERS
- VI. MINUTES:
 - a. March 27, 2013
- VII. NEW BUSINESS:
 - a. Petition #17-13: Extension to Site Plan Modification Expiration Date for Petition #16-07 (Newington Shopping Center Lowrey Place) at 75 and 103-175 Lowrey Place. Hersher Trust Holding Company LLC, owner/applicant; Eric Gross, 1087 Broad Street, Bridgeport CT, contact.
- VIII. OLD BUSINESS:
 - a. Petition #10-13: Special Exception (Section 6.2.4: Freestanding Business Sign) at 505 Willard Avenue. Hartford Hospital Eye Surgery Center, applicant; Newington Realty LLC, owner; Darcy Roy/National Sign, 7 Burning Tree Lane, Wallingford CT, contact.

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2013 APR -4 A 10:48

BY *Tanya D Lane*

TOWN CLERK

- b. Petition #12-13: Site Plan Modification at 129 Patricia M. Genova Drive, Hartford Hospital, owner; Clinical Laboratory Partners, applicant; James Hughes, 135 Highland Street, Wethersfield CT, contact.
- c. Petition #38-12: Special Exception (Section 3.15.8: Motor Vehicle Service Use) at 2903 Berlin Turnpike. Wex-Tuck Realty LLC, owner; Bismarck Real Estate Partners Inc, applicant; Jason Mikrut P.E., 54 Tuttle Place, Middletown CT, contact person.
- d. Petition #39-12: Site Plan Approval ("Firestone Complete Auto Care") at 2903 Berlin Turnpike. Wex-Tuck Realty LLC, owner; Bismarck Real Estate Partners Inc, applicant; Jason Mikrut P.E., 54 Tuttle Place, Middletown CT, contact person.
- e. Petition #40-12: DMV Location Approval ("Firestone Complete Auto Care") at 2903 Berlin Turnpike. Wex-Tuck Realty LLC, owner; Bismarck Real Estate Partners Inc, applicant; Jason Mikrut P.E., 54 Tuttle Place, Middletown CT, contact person.

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING: (April 24 and May 8)

- a. Petition #16-13: Special Exception (Section 3.2.8: Charitable and Civic Event) for the annual "Farmers Market" at the Municipal Parking Lot, Town of Newington, owner; Val Ginn, 56 Farmingdale Road, Wethersfield CT, applicant/contact.

X. TOWN PLANNER REPORT

- a. Staff Report

XI. COMMUNICATIONS

- XII. PUBLIC PARTICIPATION** (for items not listed on the on the Agenda; each speaker limited to two minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURNMENT

Submitted,



Craig Minor, AICP
Town Planner

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

APPLICATION #: 15-13
SUBMITTED DATE: March 26, 2013
RECEIVED DATE: March 27, 2013
PUBLIC HEARING OPENED:
PUBLIC HEARING CLOSED:
DECISION DATE:
DECISION PUBLISHED:
COA SENT:
MYLAR FILED:

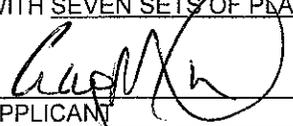
LOCATION OF PROPERTY: 2116 Main Street ZONE: PD (Planned Development)
 APPLICANT: Town Plan and Zoning Commission TELEPHONE: 860-665-8575
 ADDRESS: 131 Cedar Street, Newington, CT 06111 EMAIL: cminor@newingtonct.gov
 CONTACT PERSON: Town Planner Craig Minor TELEPHONE: 860-665-8575
 ADDRESS: 131 Cedar Street, Newington, CT 06111 EMAIL: cminor@newingtonct.gov
 OWNER OF RECORD: State of CT Dept of Transportation
 ADDRESS: 2800 Berlin Turnpike, Newington, CT 06111 EMAIL: _____

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

- Zone Change to the RP (Residential Planned) Zone (Public Hearing required)
- Zoning Amendment to Section _____ (Public Hearing required)
- Subdivision
- Resubdivision (Public Hearing required)
- Special Exception per Section _____ of the Zoning Regulations (Public Hearing required)
- Site Development Plan Approval
- Other (describe in detail) _____

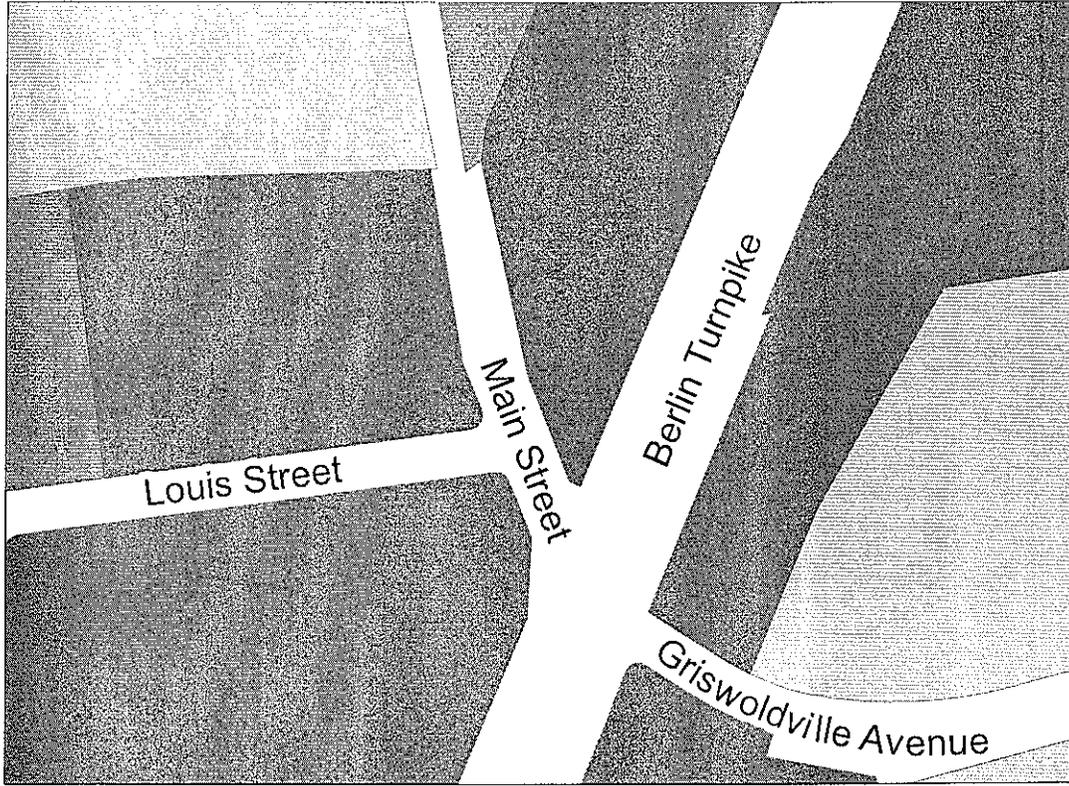
SIGNATURE:

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE OWNER OF THE PROPERTY AND SUBMITTED ALONG WITH SEVEN SETS OF PLANS AND THE REQUIRED FEE.

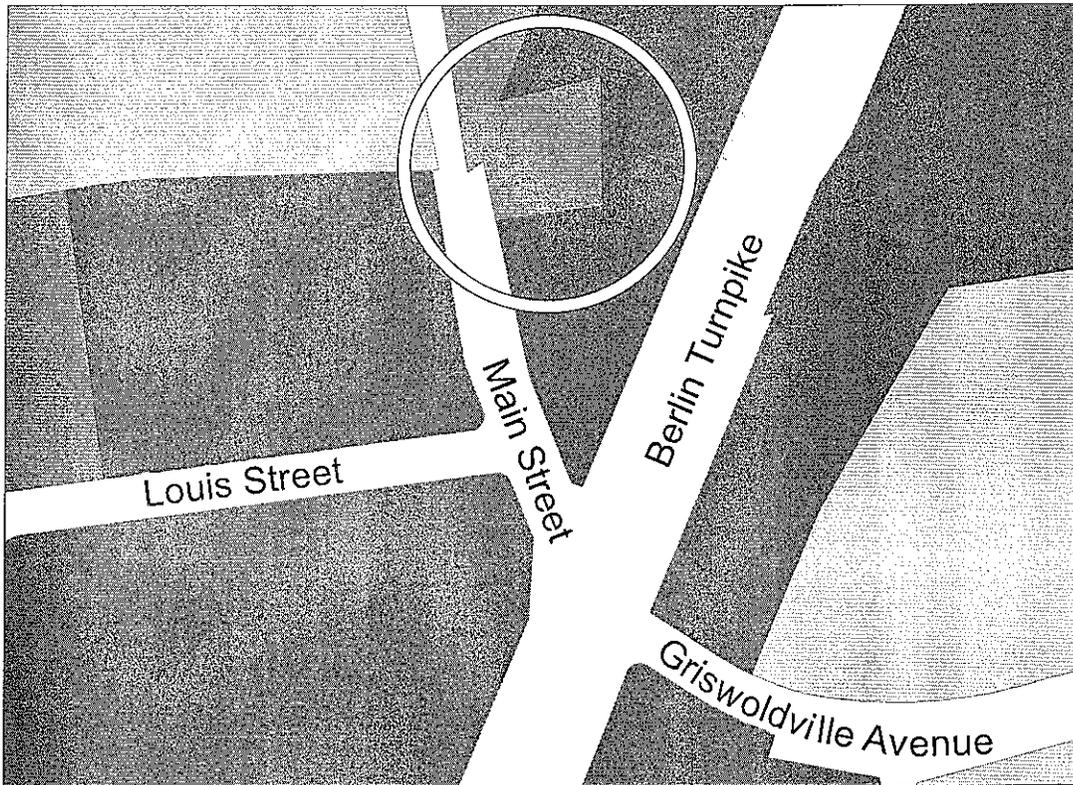
 APPLICANT	<u>4/3/13</u> DATE	_____ OWNER	_____ DATE
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NOTE:
 PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF 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 DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.

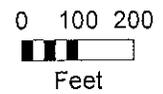
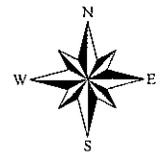
Proposed Zoning Change for State of CT property from PD to RP



Original Zoning Designation

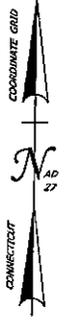


Proposed Zoning Designation

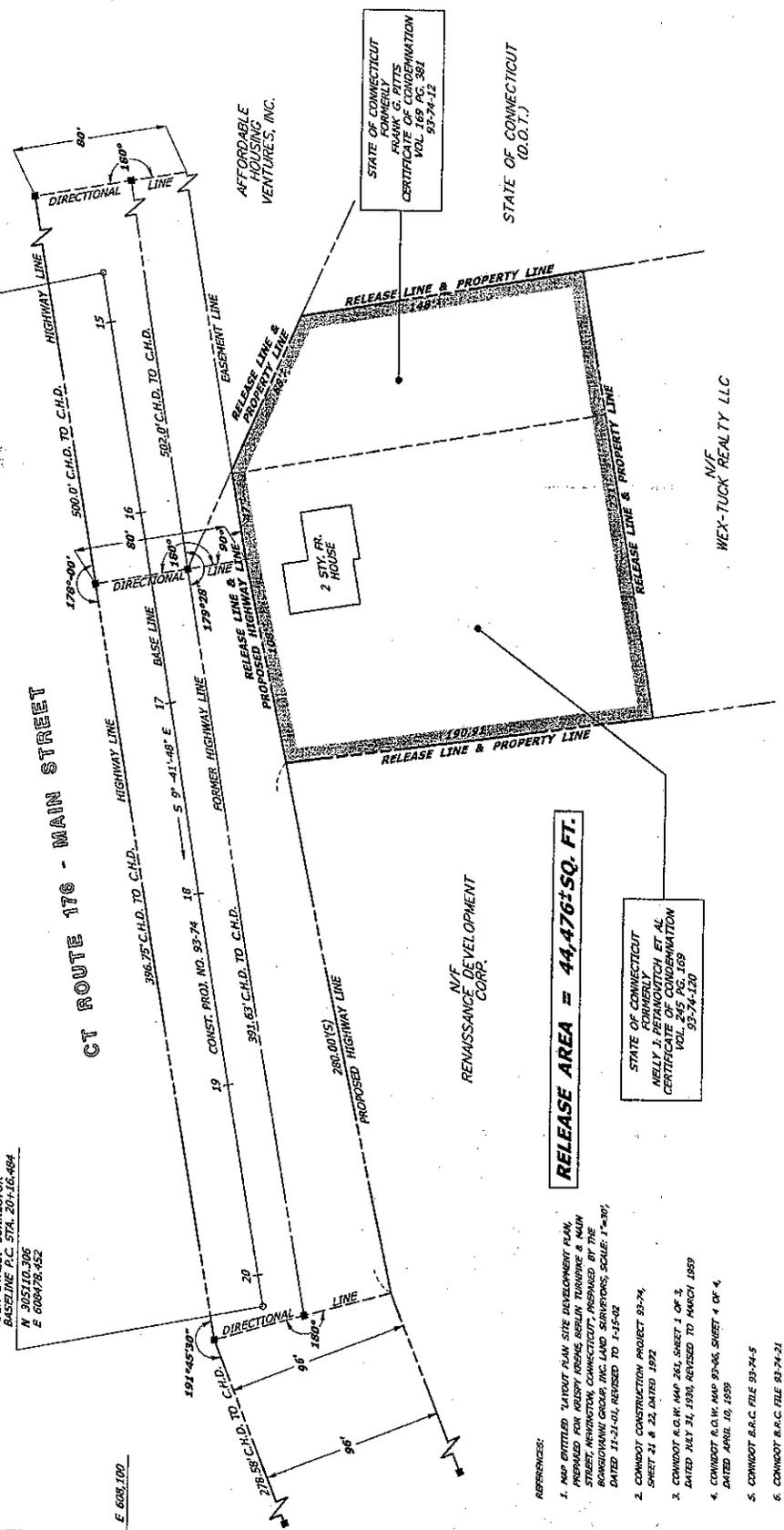


Zoning									
	B BUSINESS		CD COMMERCIAL DEVELOPMENT		PL PUBLIC LAND		R-7 RESIDENTIAL		RD RESIDENTIAL DESIGNED
	B-BT BUSINESS BERLIN TURNPIKE		I INDUSTRIAL		R-12 RESIDENTIAL		RP RESIDENTIAL PLANNED		
	B-TC BUSINESS TOWN CENTER		PD PLANNED DEVELOPMENT		R-20 RESIDENTIAL				

Map by
Dept. of
Info. Tech.
GIS Services
Printed 3/27/13



CONNECTICUT
COORDINATE GRID



RELEASE AREA = 44,476± SQ. FT.

N/F
RENAISSANCE DEVELOPMENT
CORP.

N/F
WEX-TUCK REALTY LLC

STATE OF CONNECTICUT
FORMERLY
FRANK G. FITTS
CERTIFICATE OF CONDEMNATION
VOL. 169, PG. 381
93-74-12

STATE OF CONNECTICUT
(D.O.I.)

MAIN STREET CONNECTOR
BASELINE P.L. STA. 201+10.484
N. 90°51'0.30" E
E. 608478.452

MAIN STREET CONNECTOR
BASELINE P.L. STA. 147+24.190
N. 30°56'44.852 E
E. 608297.119

REFERENCES:

1. MAP SUTTERED LAYOUT PLAN, SITE DEVELOPMENT PLAN, PRELIMINARY ENGINEERING, MAIN STREET, NEWINGTON, CONNECTICUT, PASSING RANGIOWANI GROUP, INC. LAND SURVEYORS, SCALE: 1"=80', DATED 11-21-01, REVISION TO 1-15-02
2. CONNDOT CONSTRUCTION PROJECT 93-74, SHEET 21 & 22, DATED 1992
3. CONNDOT B.O.W. MAP 263, SHEET 1 OF 3, DATED JULY 31, 1930, REVISED TO MARCH 1989
4. CONNDOT B.O.W. MAP 83-66, SHEET 1 OF 4, DATED APRIL 10, 1959
5. CONNDOT B.A.C. FILE 93-74-5
6. CONNDOT B.A.C. FILE 93-74-21
7. CONNDOT B.A.C. FILE 93-74-21A
8. CONNDOT B.A.C. FILE 93-74-52
9. CONNDOT B.A.C. FILE 93-74-52A
10. CONNDOT B.A.C. FILE 93-74-52B
11. CONNDOT B.A.C. FILE 93-74-52C
12. CONNDOT B.A.C. FILE 93-74-120

NOTES:

1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 30-306B-1 AND 30-306B-2, AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE BOARD OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1966. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTIONS AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH, AND/OR OTHER SOURCES OF INFORMATION. IT IS ASSUMED TO BE CORRECT AS HAVING BEEN NECESSARILY OBTAINED AS THE BEST AVAILABLE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR ANY ACCURATE FIELD SURVEY MAY BE REQUIRED.
2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED. UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.

DRAWN BY	LAL
DATE	2/28/12
CHECKED BY	CEA
DATE	2/28/12

SCALE IN FEET
0 40 80

DATE	REVISION	REQ. BY

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert J. Barrow

PLS #18224

TOWN NO. 093

PROJECT NO. 093-074

SERIAL NO. 1209

TITLE ANNUAL SURVEY OPERATIONS

TOWN OF NEWINGTON

ROBERT J. BARROW, P.L.S.

MANAGER - SURVEY OPERATIONS

SHEET 1 OF 1 DATE 2/28/12

COMPILATION PLAN

TOWN OF NEWINGTON
MAP SHOWING LAND
PROPOSED TO BE RELEASED

BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

CT ROUTE 176 - MAIN STREET

SCALE 1"=40'

THOMAS A. HARLEY, P.E.
CORE ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION

JULY 2012

U.S. ROUTE 5 & CT ROUTE 15 - BERLIN TURNPIKE



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

March 25, 2013

State of Connecticut Department of Transportation
Division of Property Management
P.O. Box 317546
Newington, CT 06131-7546

Dear Sirs:

Re: ConnDOT-owned Property at 2116 Main Street, Newington, CT

This is to inform you that the Town Plan and Zoning Commission is considering a change of zoning for the above-referenced property.

The property is currently zoned "Planned Development", but some members of the Commission believe that it would be more appropriate for the parcel to be in the "Planned Residential" zone, which is the zoning district to the north.

A public hearing has tentatively been scheduled for April 10, 2013. You will receive formal notice of that hearing shortly.

Yours truly,

Craig Minor, AICP
Town Planner

cc:
✓file

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

STAFF REPORT
Zone Change at 2116 Main Street

April 4, 2013

Petition #15-13

Zone Change (Planned Development to Planned Residential)

2116 Main Street

Town Plan and Zoning Commission, applicant/contact.

Description of Petition #15-13:

During the recent public hearing on the proposed Firestone Complete Auto Care facility at 2909 Berlin Turnpike, it was noted that the "house" at 2116 Main Street is in the Planned Development zone and not in the Planned Residential zone as many people had assumed. It was the feeling of several members of the TPZ that the parcel is improperly zoned, which led to the TPZ initiating this proposed zone change.

The subject property is a one-acre lot facing Main Street, which up until very recently was part of a twenty-acre parcel on the Berlin Turnpike. The subject property is surplus State-owned property which DOT is in the process of trying to sell. It is being marketed as commercial (not residential) property due to the fact that it is in the PD zone.

Staff Comments:

1. Planned Residential Zone:

The RP zone is a multi-family (although single family houses are allowed) residential zone with a maximum density of 5.5 units per acre. "Housing for the elderly" and "Single family entry level housing" development is also allowed at up to 20 units per acre by Special Exception. There are roughly two dozen RP zones in Newington.

The sections of the zoning regulations that deal with the RP zone were deleted sometime between July 1992 and February 1993, but apparently some vestige of them must still exist, since the Sterling Drive/Bark Ledge Drive development is in the RP zone and was approved as recently as 2005. I need to do more research into this.

2. Planned Development Zone:

The PD zone is a commercial zone that allows a wide variety of retail, professional, and personal service uses, as well as auto related uses and multi-family development by Special Exception. There are seven PD zones in Newington.

3. Adjacent Development:

a. The area abutting the subject property on the northwest is zoned RP and is the site of the Hopkins Drive medium-density residential neighborhood.

b. The area abutting the subject property to the northeast, east and south is zoned PD. The parcel to the northeast is the remainder of the twenty-acre lot that the subject property was formerly part of; it is undeveloped but significantly impacted by wetlands and restricted access to the Berlin Turnpike. The parcel to the east is the site of the

proposed Firestone Complete Auto Care facility. The parcel to the south contains the existing walk-in medical office (formerly Krispy Kreme), as well as the Bonefish Grill restaurant now under construction.

3. Impact of the Proposed Zone Change on the Subject and Adjacent Properties:

a. Section 3.10.3 and Section 6.10.5.B combine to require a 25' landscaped buffer between the PD and the RD zones. This buffer can be waived by the TPZ "for good cause". The Bonefish Grill site plan and the Firestone Complete Auto Care site plan do not provide for such a buffer.

b. Conventional single family houses do not appear to be permitted in the RP zone. However, there appear to be numerous exceptions to this (such as the Sterling Drive/Bark Ledge Drive development, and in fact the adjacent home at 2110 Main Street.

4. Plan of Conservation and Development (POCD):

The POCD states that it should be used by the TPZ when making decisions on:

- Zoning amendments for map changes, setting density standards, property use and building lot criteria.

That being said, I did not find any language in the POCD that gave clear guidance to this petition.

5. Property Owner:

As I was writing this memo I received a phone call from a representative of DOT.

She expressed concern over the timing of this zone change, since the property is being marketed right now as non-residential and any uncertainty over how the property could be used will cause problems with the sale. She will either attend the hearing or submit a letter expressing the DOT's concerns with the proposed zone change.

cc:
file

GREEN AND GROSS, P.C.

LAW OFFICES
1087 BROAD STREET
BRIDGEPORT, CT 06604-4231
(203) 335-5141

ERIC M. GROSS
SAMUEL T. ROST
JOEL Z. GREEN
BARBARA F. GREEN
PAUL A. SOBEL
LINDA PESCE LASKE

FACSIMILE: (203) 367-9964

BERNARD GREEN
(1952-2003)
Of Counsel
PETER A. PENCZER
WEBSITE: WWW.GGLAW.NET
egross@gglaw.net

April 1, 2013

Craig Minor, AICP
Town Planner
Town of Newington
131 Cedar Street
Newington, CT 06111

RE: COA #16-07

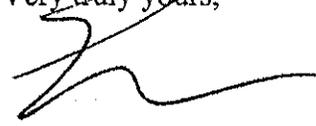
Dear Mr. Minor:

I am a Trustee of The Kurt B. Hersher Management Trust which is the sole member of Hersher Trust Holding Company, LLC. Hersher Trust Holding Company, LLC is the owner of the property known as 75 Lowrey Place and 103-175 Lowrey Place, Newington, Connecticut. On behalf of said owner I do hereby request that the Town Plan and Zoning Commission grant a five year extension of time on COA #16-07.

Thank you for your attention to this request. I look forward to hearing from you.

Best regards.

Very truly yours,



Eric M. Gross
Trustee of The Kurt B. Hersher Management Trust
The sole member of
Hersher Trust Holding Company, LLC



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Edmund J. Meehan
Town Planner

Certified Mail No. 7160 3901 9846 0873 9580

CERTIFICATE OF ACTION

TO: Attorney Vincent Sabatini
One Market Square
Newington, CT 06111

DATE: June 29, 2007

SUBJECT: Petition 16-07 Newington Shopping Center Lowrey Place applicant, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, Newington Center, LLC, owner, request for site plan modification to alter building façade "Town Center Design Guidelines" and reduce parking ratio from 6 spaces to 3.5 spaces per 1,000 sq. ft. gross floor area B-TC, Section 3.12 A Town Center Overlay District. Extension granted.

At a meeting held June 27, 2007 the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION subject to the following conditions:

- 1) Revised building elevations for the plaza stores entitled "Exterior Elevations Lowrey Place, Newington Center, LLC" prepared by Joel Raphael Associates Architects, dated June 22, 2007, Sheet 1, and Sheet 2, designed by Silver Petrucelli & Associates, June 22, 2007, showing exterior elevation for proposed People's Bank pad site. Also approved as part of the exterior building modifications are the colors and materials samples submitted by Joel Raphael Associates.

The Commission reserves the right to require any roof mounted HVAC equipment to be screened if it determines it necessary. If required this screening shall be installed prior to the issuance of the building's Certificate of Occupancy.

- 2) Revised site development improvements entitled "Newington Town Center" prepared by Spath-Bjorklund Associates, Inc., dated June 27, 2007, scale 1" = 40', Sheets S-1, S-2, D-1 and site lighting sheet dated 2-27-07.
- 3) The revised site plan proposed a two phase project, Phase II being the area within the Post Office lease line will not be improved at this time and shall require submission of the final plan for the area prior to the initiation of any site work.

- 4) Prior to the Chairman signing the final site plan mylars the recommended modifications contained in the Town Planner's Staff Report shall be addressed.
- 5) As provided for in Section 3.12 A Town Center Village Overlay District, the Commission finds that the applicant's proposed building elevations are consistent with the Town center Design Guideline and the request to reduce the parking ratio for this property from 6 spaces per 1,000 sq. ft. gross floor area to 3.5 spaces per 1,000 sq. ft. gross floor area is granted.
- 6) As provided for in Section 3.12.A.5 (A), building setback reduction, the Commission finds that the placement of the proposed bank building 15' from the Lowrey Place property line is appropriate for this location and consistent with the goal of pedestrian streetscape within the Town Center.
- 7) In accordance with Section 5.3.6 of the Zoning Regulations the developer shall post a bond for the completion of all site improvements prior to the issuance of the building permit for the bank pad building.

Certified by:

Edmund J. Meehan
Town Planner

1. This Site Plan Modification will not become effective until 1) a transparency of the Certificate of Action is affixed to the original site plan mylar, 2) the modification is incorporated into the site plan and noted as a revision and 3) a mylar copy of the modified signed site plan original mylar is filed in the Town Plan and Zoning Office.
2. Pursuant to Section 8-3 (i) of the General Statutes all work in connection with this approved Site Plan shall be completed by June 27, 2012.
3. An Autocad DXF File shall be provided to the Town Planner for incorporation into the Town's GIS database at the time of submission of the plan mylar.

STAFF REPORT
Extension of Expiration Date at Lowrey Place

April 4, 2013

Petition #17-13:

Extension to COA #16-07 (Site Plan Modification)
75 and 103-175 Lowrey Place
Hersher Trust Holding Company LLC, owner/applicant

Description of Petition #17-13:

This property received TPZ "site plan modification" approval on June 27, 2007. That improvements were never made and the approval is about to expire, so the owners have asked to have the expiration date extended.

Staff Comments:

The owners of this property received TPZ approval on June 27, 2007 for three separate but related items, under the heading of "site plan modification". The owners have asked TPZ to extend the expiration date as authorized by Sec. 8-3(m) of the Connecticut General Statutes:

"Notwithstanding the provisions of this section, any site plan approval made under this section during the period from July 1, 2006, to July 1, 2009, inclusive, except an approval made under subsection (j) of this section [a project consisting of four hundred or more dwelling units], shall expire not less than six years after the date of such approval and the commission may grant one or more extensions of time to complete all or part of the work in connection with such site plan, provided no approval, including all extensions, shall be valid for more than eleven years from the date the site plan was approved."

The subject property is the semi-vacant shopping center on Lowrey Place which was recently sold (although the transaction is not complete) at auction. The new owners would like to preserve their options to develop the site per this approval, so they have asked the sellers (Hersher Family Trust) to have it extended.

Certificate of Approval #16-07 consists of the following:

1. Architectural approval of a new façade to the existing shopping center building;
2. Site plan approval of a "pad site" in the front of the parking lot, for the construction of a proposed bank building; and
3. Permission to reduce the amount of parking from 6 spaces per thousand square feet of building area to 3.5 spaces.

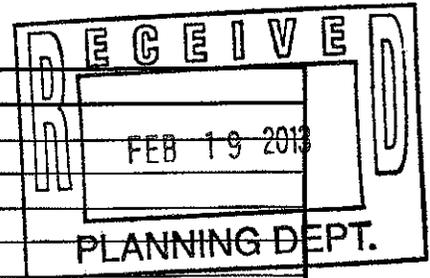
Whenever TPZ is asked to extend the expiration date of a subdivision or site plan, it is prudent to confirm that the circumstances are the same today as when the project was originally approved (zoning; character of the neighborhood; etc.) In this instance I don't think anything has changed.

cc:
file

CK# 2297

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM



APPLICATION #:	20-13
SUBMITTED DATE:	2/19/13
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 505 Willard Ave ZONE: CD

APPLICANT: Hartford Hospital Eye Surgery Center TELEPHONE: _____

ADDRESS: 505 Willard Ave, Newington CT EMAIL: _____

CONTACT PERSON: Darcie Roy / National Sign TELEPHONE: 203-949-1154

ADDRESS: 180 Four Rod Rd, Berlin CT 06037 EMAIL: jdroy2@comcast.net

OWNER OF RECORD: Newington Realty LLC

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

- Zone Change to the _____ Zone (Public Hearing required)
- Zoning Amendment to Section _____ (Public Hearing required)
- Subdivision
- Resubdivision (Public Hearing required)
- Special Exception per Section 6.2.4 Sign of the Zoning Regulations (Public Hearing required)
- Site Development Plan Approval
- Other (describe in detail) _____

SIGNATURE:

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE OWNER OF THE PROPERTY AND SUBMITTED ALONG WITH SEVEN SETS OF PLANS AND THE REQUIRED FEE.

<u>Darcie Roy</u>	<u>2/14/13</u>	<u>See attached</u>	
APPLICANT	DATE	OWNER	DATE

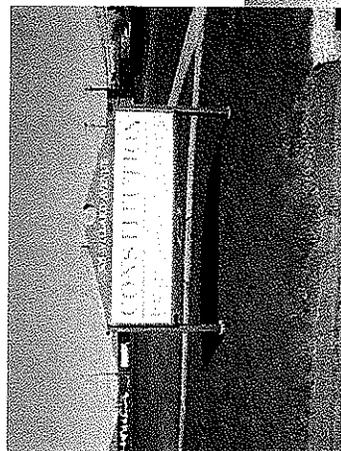
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Remove existing 36" x 121" (30.25 ft) free-standing sign at 7' overall height
 Install new 4' x 7' (0.8 ft) monument style sign at 5'-6" overall height

JOP-20039B.cdw Hartford Hospital, Newington, CT

JOP-200390
 PRESENTATION DRAWING
 Installation: Interior Exterior
 Description: ILLUMINATED A3 MONUMENT

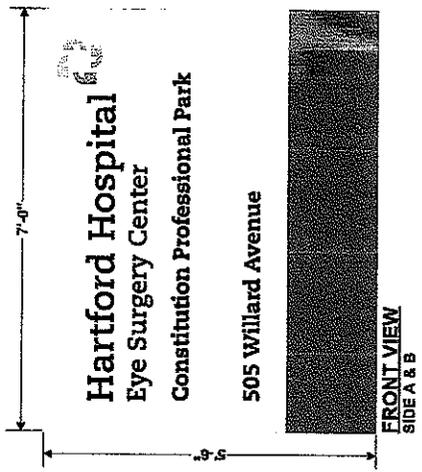


EXISTING CABINET SIZE
 121" W X 36" H
 (84" OAH)

Sign #1



PROPOSED



Date: _____
 Customer Approval: _____

© 2006 Pattison Sign Group
 All rights reserved. This drawing is the property of Pattison Sign Group. It is to be used for the project and location specified. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pattison Sign Group.

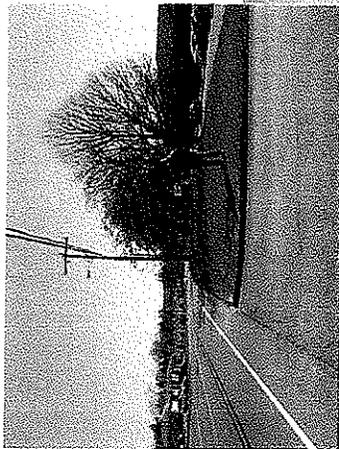
REV	REVISION(S)	BY	DATE
1A	CHANGED SIZE OF EYE SURGERY CENTER COPY	CC	11.22.2012
2A	CHANGED LAYOUT	CC	01.04.2013

ENSEIGNES PATTISON SIGN GROUP
 Tel: (800) 735-5806 Fax: (877) 737-1724 Toll Free: 1-800-561-9758
 Client: HARTFORD HEALTHCARE
 Site: NEWINGTON, CT
 Designer: J. PELLETIER
 Drafter: TINA BOLDUC
 Project: 718 Scale: N.T.S.

Install new 4'-4" x 21'-8" (11.5 #) monument sign. at 5'-4" overall height.

JOP-20039.cva Hartford Hospital, Newington, CT

JOP-20039C
 PRESENTATION DRAWING
 Installation: Interior Exterior
 # Descriptions: DIE NON-ILLUMINATED AIR MONUMENT

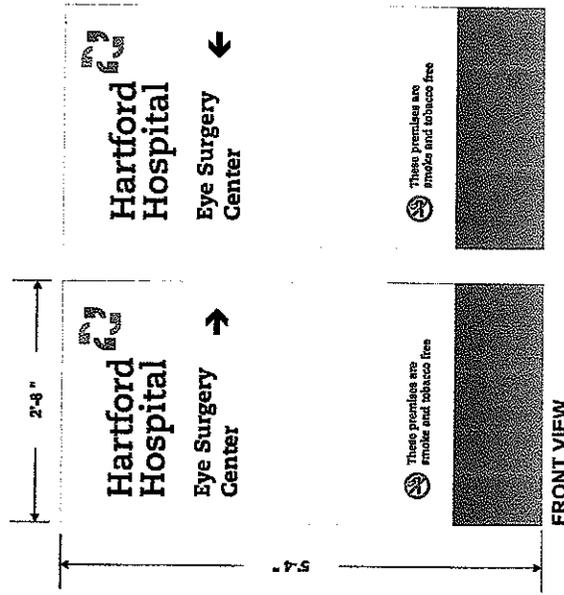


EXISTING

Sign #2



PROPOSED



FRONT VIEW

ENSEIGNES
PATTISON
 SIGN GROUP

Tel: (603) 735-5506 Fax: (603) 735-4784 Toll Free: 1-800-551-9198

CLIENT:	HARTFORD HEALTHCARE
SITE:	NEWINGTON, CT
Consultant:	J. PELLETIER
Draftsman:	SAM THERIAULT
Page:	2/8
Scale:	N.A.S.

Date: / /
 Customer Approval: _____

JOP-20039 **Customer Approval**

1. I hereby approve this drawing for construction. I understand that the contractor is responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. I also understand that the contractor is responsible for the accuracy of the information provided to the sign manufacturer.

2. I understand that the sign manufacturer is not responsible for the accuracy of the information provided to them by the contractor or for the accuracy of the information provided to the sign manufacturer by any other party.

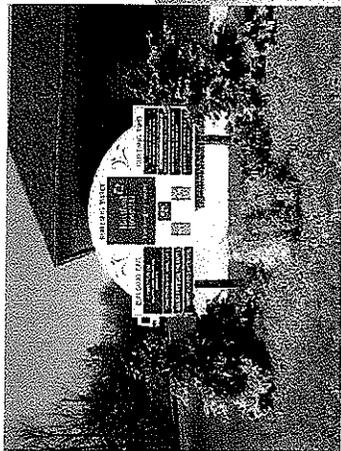
3. I understand that the sign manufacturer is not responsible for the accuracy of the information provided to them by any other party.

Remove existing 49" x 84" (28.6#) directory sign at 6'-3" overall height.
 Install new 7'-2" x 4'-6" (32.25#) directory sign at 8'-8" overall height.

JOP-20039 c/o Hartford Hospital, Newington, CT

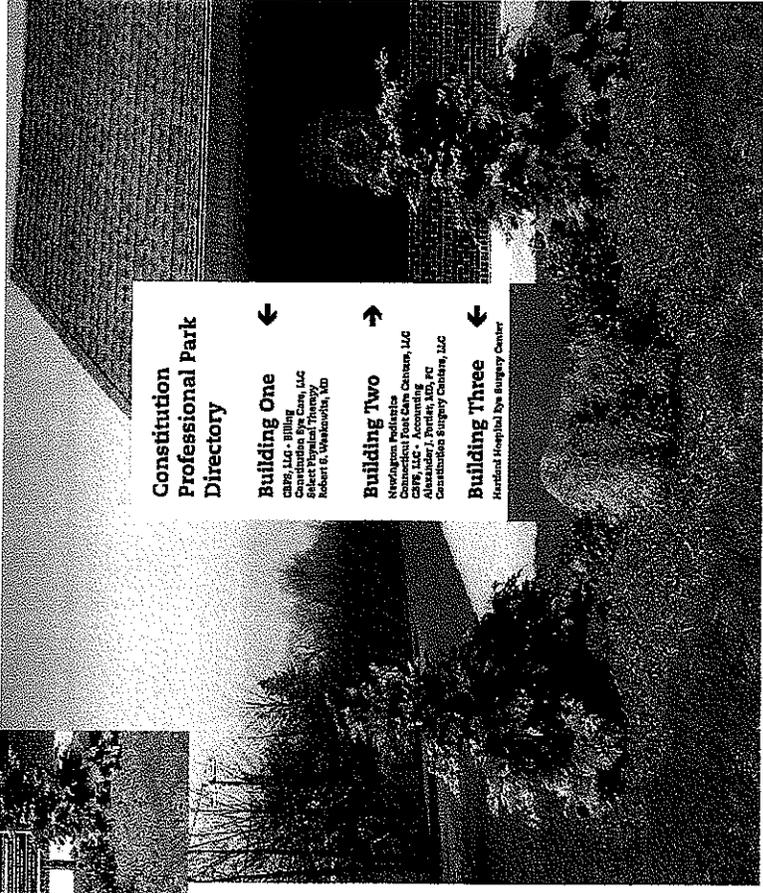
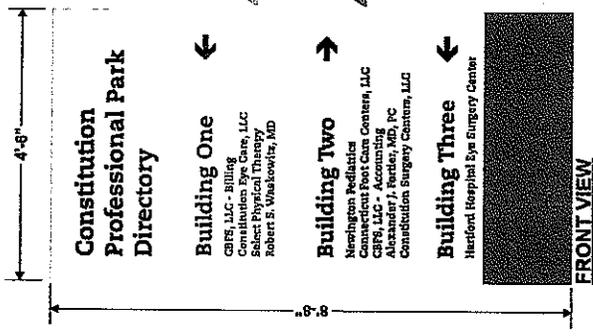
JOP-20039C
 PRESENTATION DRAWING

Illuminated
 Existing
 SIF NON-ILLUMINATED CUSTOM SIZE BT
 DIRECTIONAL



EXISTING:
 49" H X 84" W X 6'-3" (OAH)

Sign #3



PROPOSED

NO.	REVISION(S)	BY	DATE
1	REMOVED EXISTING SIGN TO A B1 DIRECTIONAL	CC	11.22.2012
2	CHANGED LAYOUT OF DIRECTIONAL	CC	11.26.2012
3	ADDED TEXT ON BUILDING TWO TENANT	CC	01.07.2013
4	UPDATED TEXT	CC	01.10.2013

ENSEIGNES
PATTISON
 SIGN GROUP

Tel: (808) 735-5508 • Fax: (877) 737-1734 • Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE
Site:	NEWINGTON, CT
Consultant:	J. PELLETIER
Designer:	SAM THERIAULT
Scale:	8/8
Date:	04.12.2012
Notes:	N.T.S.

Date: _____
 Customer Approval:

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**STAFF REPORT
"Hartford Eye Surgery Center"**

April 4, 2013

Petition #10-13

Special Exception (Section 6.2.4: Freestanding Business Sign)

505 Willard Avenue

Darcy Ray/National Sign, applicant

Description of Petition #10-13:

The property is a three-building office park on the corner of Willard Avenue and Alumni Road. The owners would like to replace the existing free-standing sign on Willard Avenue with a new one (Sign #1), install one "directory sign" (Sign #2) in front of the southern building facing Willard Avenue, and install a second "directory sign" (Sign #3) on Alumni Road. See the site plans that the applicant distributed during the public hearing last month.

Staff Comments:

The only issue that came up during the public hearing was the illumination of the free-standing business sign on Willard Avenue (Sign #1), and the possible impact on the residents across the street.

I have no objection to the TPZ approving this application with the condition that the illumination be timed to go off not later than 11 pm.

cc:
file

STAFF REPORT
"Hartford Eye Surgery Center"

April 4, 2013

Petition #10-13

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Staff Comments:

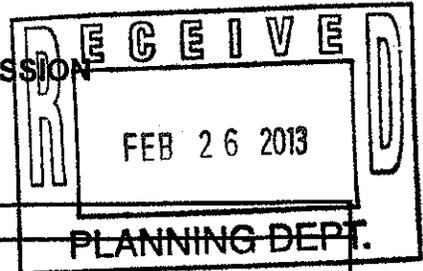
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cc:
file

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM
#3574



APPLICATION #:	12-13
SUBMITTED DATE:	2/26/13
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 129 Patricia M Genova Dr. ZONE: PL
 APPLICANT: Clinical Laboratory Partners TELEPHONE: _____
 ADDRESS: 129 Patricia M. Genova Dr. Newington Ct EMAIL: ATUTTNO@CLPCT.NET.COM
 CONTACT PERSON: James Hughes TELEPHONE: 860-604-6909
 ADDRESS: 135 Highland St. Wetherfield Ct EMAIL: jhughes@SNET.NET
 OWNER OF RECORD: Hartford Hosp

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

- Zone Change to the _____ Zone (Public Hearing required)
- Zoning Amendment to Section _____ (Public Hearing required)
- Subdivision
- Resubdivision (Public Hearing required)
- Special Exception per Section _____ of the Zoning Regulations (Public Hearing required)
- Site Development Plan Approval
- Other (describe in detail) _____

SIGNATURE:

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE OWNER OF THE PROPERTY AND SUBMITTED ALONG WITH SEVEN SETS OF PLANS AND THE REQUIRED FEE.

	<u>2/27/13</u>		<u>2/27/13</u>
APPLICANT	DATE	OWNER	DATE

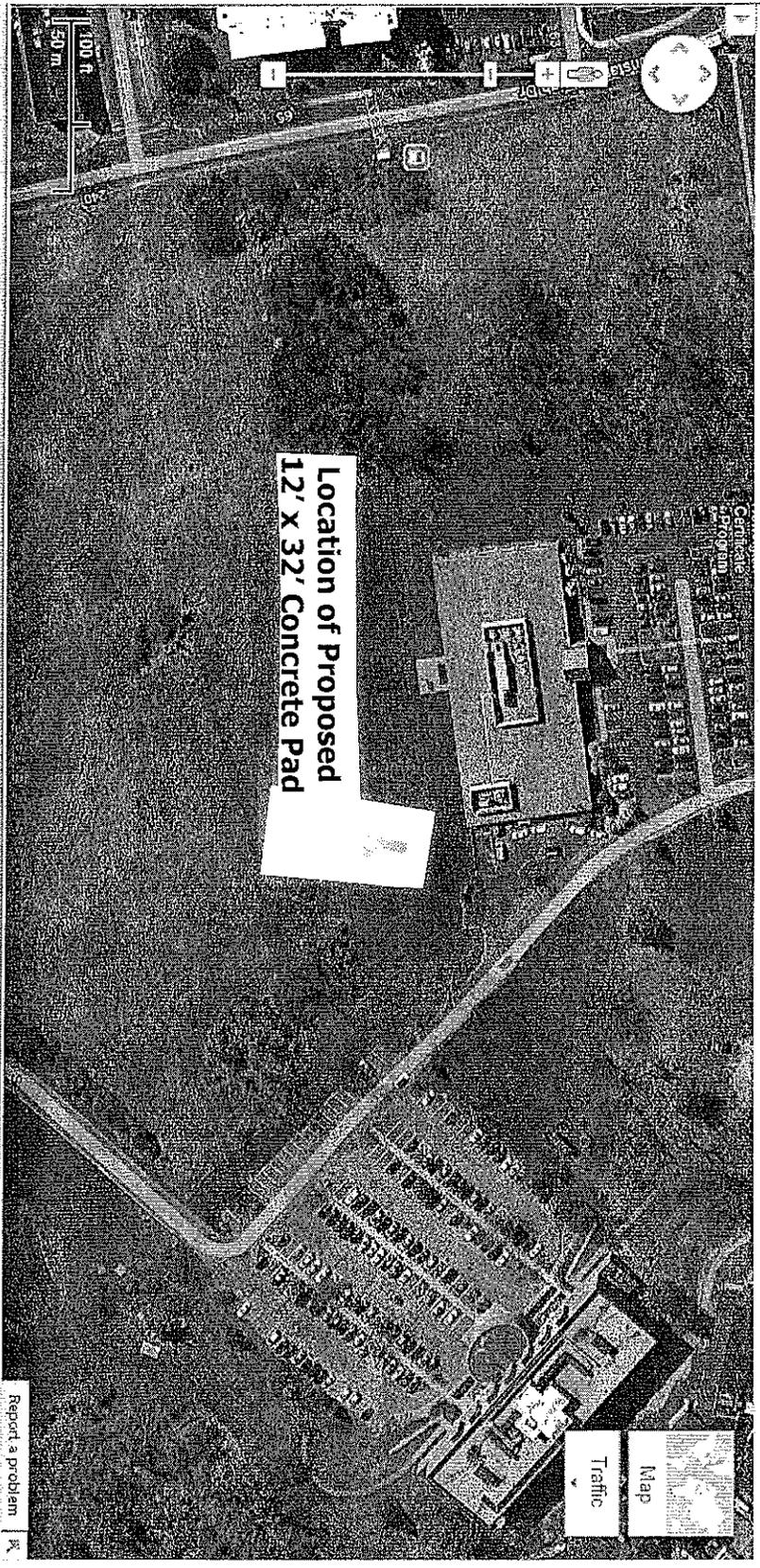
NOTE:

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 DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.

Google

Patricia M Genova Drive, Newington, CT

Sign in



Location of Proposed
12' x 32' Concrete Pad

**STAFF REPORT
"Clinical Labs"**

April 5, 2013

Petition #12-13

**Site Plan Modification for Professional Office Building in the PL Zone
129 Patricia M. Genova Drive
Clinical Laboratory Partners, applicant**

Description of Petition #12-13:

The tenant of this medical office building wants to install a generator on the site. All permitted activities in the PL zone are "as of right" and do not require a special exception, but site plan modification approval is required.

Staff Comments:

Installing a concrete pad for a generator would not normally trigger mandatory TPZ-approval of a site plan modification. However, Section 3.21.2 states that

"Before a lot or parcel of land in a PL Zone may be used or a building erected, altered or changed in use, a Site Development Plan must be approved in accordance with this Section as well as Section 5.3.

The generator pad will be near the site entrance from the private road that runs through the Hartford Hospital campus. As you can see from the aerial photograph (attached) this location is several hundred feet from any abutting property owner.

I reviewed the site plan and do not have any issues. However the Town Engineer has asked the applicants to add some information to the plan (contours and existing sanitary and storm drainage pipes) to the plans. I recommend addressing this as a "condition of approval".

cc:
file

STAFF REPORT
"Firestone Complete Auto Care"

April 5, 2013

Petition #38-12

2903 Berlin Turnpike

Special Exception Section 3.15.8 (Motor Vehicle Service Use)

Bismarck Real Estate Partners Inc, applicant

Description of Petition #38-12:

The applicants wish to construct and operate an 8,400 square foot "motor vehicle service use" facility at 2903 Berlin Turnpike in the PD zone. This activity is allowed by Special Exception in the PD zone.

Staff Comments:

My previous report covered the issues that the TPZ is required to consider when reviewing a Special Exception petition, and made some draft findings. There was no discussion on those findings so I will take that to mean that the TPZ agrees with those findings.

At the last meeting the following issues were raised by TPZ members:

1. Noise abatement: The noise of power tools and other equipment being used to service vehicles could easily be abated by keeping the western overhead service doors closed whenever possible. This seems to be a reasonable accommodation of the Main Street residents' concerns. I recommend it be a "condition of approval".
2. Ability of emergency vehicles to navigate around the proposed building: Sheet FT-1 shows the turning radius of a Newington Fire Department vehicle. Other than where the vehicle goes onto the small mountable island on the east side of the building, it will be able to get around the building and out to Main Street without conflicting with any curbs or parking spaces.
3. Delivery by large trucks: The applicants have said that they expect deliveries by trucks that are too large to navigate their site, and will therefore such trucks will park in the adjacent Bonefish Grill parking lot during hours that the restaurant is not open. The Bonefish Grill applicants, during their presentation, said that the restaurant will be open for dinner only. However, according to the Bonefish Grill national website, some Bonefish Grill restaurants are open for lunch on weekdays and Sunday brunch. I therefore recommend that Firestone truck deliveries be restricted to mornings only. This will be a condition of approval.
4. Buffering on the Main Street side: The zoning regulations do not require a landscaped buffer, and to insert a 25' wide landscaped buffer now would require a complete redesign. I would support adding buffering if the record showed that it was necessary to protect the public health, safety and welfare, I don't believe the record shows that.

cc:
file

STAFF REPORT
"Firestone Complete Auto Care"

April 5, 2013

Petition #39-12

2903 Berlin Turnpike

Site Plan Approval for "Firestone Complete Auto Care"

Bismarck Real Estate Partners Inc, applicant

Description of Petition #39-12:

The applicant wishes to construct and operate an 8,400 square foot "motor vehicle service use" facility at 2903 Berlin Turnpike in the PD zone.

Staff Comments:

The only site plan issue raised during the TPZ's discussion at the last meeting was over the ability of Newington fire trucks to navigate the site.

Sheet FT-1 was submitted with the rest of the site plans, and it shows the ability of a Newington fire truck to enter from the Berlin Turnpike, get around the building successfully (although it would have to go up and over a small "mountable" island in front of the building), and exit the site via Main Street without conflicting with any curbs or parking spaces. I have asked the Fire Marshall to confirm this. I will display this and several other plan sheets on the monitor in Room L-101 to help with the TPZ's deliberation.

See my previous report for detailed comments on the site plan.

Most of the other site plan issues with this project (waiver of the overhead service door prohibition, noise, and delivery trucks parking on Bonefish Grill) will be addressed as part of the Special Exception approval. The below issues can be addressed as conditions for Site Plan approval:

1. The applicants have agreed to revise the plans to show a partial turning lane on the east side of Main Street, with the understanding that if the Office of the State Traffic Administration (formerly the STC) prohibits this, it would not invalidate the rest of their site plan approval.
2. The applicants have agreed to revise the plans to show pavement markings in the "Bonefish Grill" parking lot to address the staffs' concern with possible conflicts between "Bonefish Grill" customers and customers entering and leaving the Firestone site.

cc:
file

STAFF REPORT
"Firestone Complete Auto Care" at 2903 Berlin Turnpike

April 5, 2013

Petition #40-12

2903 Berlin Turnpike

Division of Motor Vehicle Approval for "Firestone Complete Auto Care"

Bismarck Real Estate Partners Inc, applicant

Description of Petition #40-12:

The applicant wishes to construct and operate an 8,400 square foot "motor vehicle service use", which requires the operators to obtain a limited repairer's license from the State of Connecticut Division of Motor Vehicles.

Staff Comments:

Section 14-54 of the Connecticut General Statutes states that:

"Any person who desires to obtain a license for dealing in or repairing motor vehicles in a municipality having a population of no less than twenty thousand shall first obtain...a certificate of approval of the location for which such license is desired from...the zoning commission."

This approval is just a formality, since TPZ approval of the related site plan and special exception effectively indicate TPZ approval of this location. But approval of this petition will clear the way for the ZEO to sign off on their DMV license application when it gets to his desk.

Some Commissioners may recall "location approval" as being the responsibility of the ZBA. Your memory is correct. However, the law was changed four times in four years between 2003 and 2006. It is now the responsibility of the TPZ.

If the TPZ approves Petitions #38-12 and #39-12, I recommend approving this petition.

cc:
file

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM

APPLICATION #: 16-13
SUBMITTED DATE: March 27, 2013
RECEIVED DATE: 4/10
PUBLIC HEARING OPENED:
PUBLIC HEARING CLOSED:
DECISION DATE:
DECISION PUBLISHED:
COA SENT:
MYLAR FILED:

LOCATION OF PROPERTY: Municipal Parking lot ZONE: B-TC
APPLICANT: Val Ginn TELEPHONE: 860-571-0084
ADDRESS: 56 Farmdale Rd Wethersfield EMAIL: Val@Jmalogos.com
CONTACT PERSON: VAL GINN TELEPHONE: 860-571-0084
ADDRESS: _____ EMAIL: _____
OWNER OF RECORD: _____

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

- Zone Change to the _____ Zone (Public Hearing required)
- Zoning Amendment to Section _____ (Public Hearing required)
- Subdivision
- Resubdivision (Public Hearing required)
- Special Exception per Section 3.2.8 of the Zoning Regulations (Public Hearing required)
- Site Development Plan Approval
- Other (describe in detail) Farmers Market Per Section 3.2.8

SIGNATURE:

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE OWNER OF THE PROPERTY AND SUBMITTED ALONG WITH SEVEN SETS OF PLANS AND THE REQUIRED FEE.			
<u>Val Ginn</u>	<u>3/27/13</u>	OWNER	DATE
APPLICANT	DATE	OWNER	DATE

NOTE:
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