

P.C. STA. 12+44.93

CURVE #2

P.T. STA. 12+77.97

P.C. STA. 15+93.13

CURVE #3

P.T. STA. 16+26.56

CURVE

P.T. STA.

57 SPACES

N 80°25'12.03" E

118 SPACES

LAWN
4,900± SF

N 57°11'19.68" E

P.C. ST

OWN OF NEWINGTON
10-676
PARCEL AREA = 20,100 SQ FT
4.710 ACRES

N 76°39'1"

8 SPACES

36 SPACES

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

10-670

10-671

10-672

10-673

10-674

10-675

BID WEST SIDE
Market Square

BID EAST

**STAFF REPORT
Farmers Market**

April 5, 2013

Petition #16-13:

Municipal Parking Lot

**Special Exception (Section 3.2.8: Charitable and Civic Event) for "Farmers Market"
Val Ginn, 56 Farmingdale Road, Wethersfield CT, applicant/contact.**

Description of Petition #16-13:

The applicant wants to operate the fifth annual Farmers Market, in the same location as last year.

Staff Comments:

The applicant received a Special Exception back in 2010 which was good for three years, so she is now back for re-approval.

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

"3.2.8 Charitable and Civic Events

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

As of this writing I do not know if there were any problems with the operation last year, but I will find out before the hearing.

cc:
file



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: April 5, 2013
Re: **Town Planner Report of April 10, 2013**

1. Zoning Enforcement Issues Raised at Previous TPZ Meetings:

- a. Façade Changes at the CVS on Main Street: Art Hanke told me yesterday that CVS has agreed to remove the red panels "by the end of the week".
- b. Possible Change to Traffic Flow at Farmington Bank: Nothing new to report.
- c. Pickup truck cabs in front of 135 Fenn Road: Art Hanke sent a letter to the property owners several weeks ago informing them of the issue, with no response. If they do not respond by next Wednesday he will send them a notice of violation.

2. Old Performance Bonds held by Town: I will submit an updated report at the meeting.

3. Status of the "Modern Tire" Appeal of the Motor Vehicle Zoning Amendment:
Nothing new to report.

4. Newington Junction Planning Study: According to CRCOG the consultants will be in Newington later this month gathering information. I will meet with them at that time.

5. "Low Impact Development" Regulations Project: The project is delayed due to problems with Fuss & O'Neill's standard contract language. Jeff Baron (Newington's Director of Administrative Services) is working with them to resolve this.

6. Affordable Housing Regulations Technical Assistance Grant: CRCOG is offering financial assistance to towns that are interested in revising their regulations to promote mixed use development with an affordable housing component. I have been directed to draft an application. I will have more information on this at the meeting.

cc:
file

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