



# NEWINGTON TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING and REGULAR MEETING  
Wednesday, April 23, 2014

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 HEARINGS:

- a. Petition #17-14: Special Exception (Section 6.2.4: Free-Standing Sign) at 2530 Berlin Turnpike ("Carefree Buildings"). American Sign Inc, applicant; Margus Properties LLC, owner; Tony LaFo, American Sign, 614 Ferry Street, New Haven CT, contact.
- b. Petition #21-14: Special Exception (Section 3.2.8: Charitable/Civic Event) on Market Square (Classic Car Show). Newington Chamber of Commerce, applicant; Bob Newbold, 50 Centerwood Road, Newington CT, contact.

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

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. April 9, 2014

VII. NEW BUSINESS:

- a. Restrictive Covenant for "Harvest Ridge" (Shady Hill Lane). Bradford Allen, owner/ applicant/contact.
- b. Tree Preservation Easement at 29 Packard's Way. Steven Petrucci, owner/applicant.

RECEIVED & RECORDED IN  
NEWINGTON LAND RECORDS

2014 APR 17 P 2:29

BY *Tanya D Lane*  
TOWN CLERK

**VIII. OLD BUSINESS**

- a. Petition #47-13: Zoning Regulations Text Amendment (New Section 6.16: Medical Marijuana). Town Plan and Zoning Commission, applicant.
- b. Petition #07-14: Special Exception (Section 3.2.9: Child Care) at 795 North Mountain Road. Nguyen Holding LLC, owner/applicant; Hai Xavier Nguyen, 795 North Mountain Road, Newington CT, contact. Continued from March 26, 2014.
- c. Petition #14-14: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 56 Costello Road (T-Bowl Lanes). Keystone Novelties Distributors LLC, applicant; CMB Inc, owner; Chris Cook, 201 Seymour Street, Lancaster PA, contact.
- d. Petition #19-14: Site Plan Modification (Tent Sale) at 3440 Berlin Turnpike (P. C. Richard & Son): A. J. Richard and Son Inc, owner/applicant; Tom Stagis, 358 Jude Lane, Southington CT, contact.

**IX. PETITIONS FOR PUBLIC HEARING SCHEDULING**

None.

**X. TOWN PLANNER REPORTS:**

- a. Town Planner Report for April 23, 2014

**XI. COMMUNICATIONS**

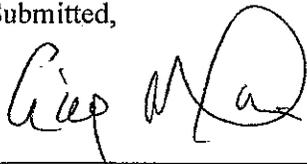
**XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XIII. REMARKS BY COMMISSIONERS**

**XIV. CLOSING REMARKS BY THE CHAIRMAN**

**XV. ADJOURN**

Submitted,



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Craig Minor, AICP  
Town Planner

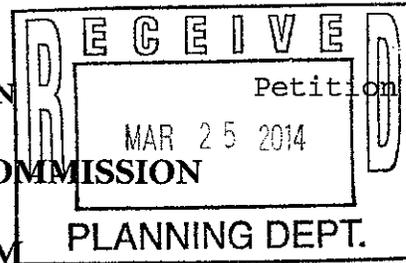


CR# 4801

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM



17-14

LOCATION OF PROPERTY: 2530 Berlin Tpk ZONE: BT

APPLICANT: Tony Lafo / American Sign Inc TELEPHONE: 203-624-2991

ADDRESS: 614 Ferry St, New Haven CT 06513 EMAIL: Tony@AmericanSignInc.com

CONTACT PERSON: Tony Lafo TELEPHONE: 203-624-2991

ADDRESS: SAME AS ABOVE EMAIL: SAME AS ABOVE

OWNER OF RECORD: MARGUS PROPERTIES 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 6.2.4 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>3/25/14</u>		<u>3/24/2014</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).**

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.



3/24/2014

To: Town of Newington CT  
Planning + Zoning Commission

From: Tony Lafo

RE: TPZ Application for 2530 Berlin Tpke

We are proposing to completely remove an existing, non-conforming Pole sign from Carefree Buildings at 2530 Berlin Tpke and replace it with a conforming sign in the exact same location.

The existing building is 58' wide and faces 2 streets which allows us 174 square feet of total signage on the property. There are currently NO other signs on the building or property besides the existing pylon.

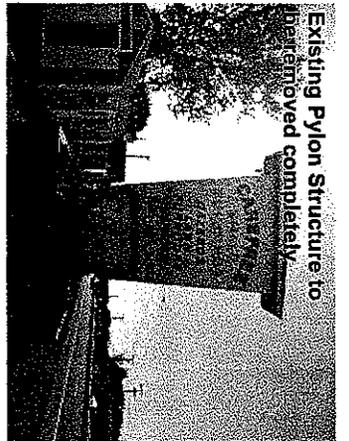
The new proposed pylon is 60.8 square feet (6'1" x 10') x 2 sides for a total of 121.6 square feet and would be 18' high as per your regulations. The sign would be internally illuminated.

The property owner / Business Owner hopes you will approve their new sign as it will certainly be a visual improvement over the existing sign and brings the sign into conformance with your current regulations.

Thank You

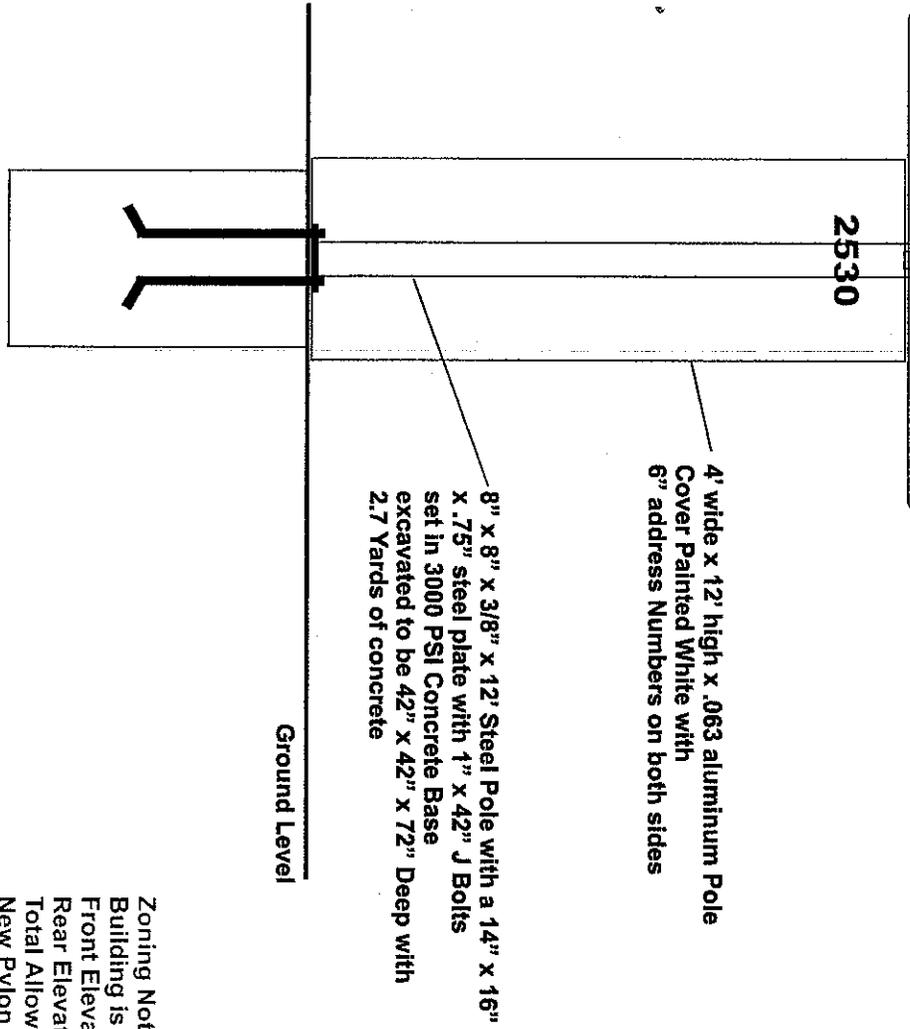
**CAREFREE**  
 Since 1979  
**SMALL BUILDINGS**  
*"Built to last a lifetime"*  
 WWW.CAREFREEBUILDINGS.COM

4" x 4" x 1/4" steel pipe thru sign cabinet- welded to 8" x 8" Pipe  
 6'1" x 10' x 18" deep, double sided, SignComp Extruded aluminum, illuminated sign cabinet with hinged 2.25" retainers with 3/16" Lexan faces with vinyl graphics as shown.



Existing Pylon Structure to be removed completely.

**CAREFREE**  
 Since 1979  
**SMALL BUILDINGS**  
*"Built to last a lifetime"*  
 WWW.CAREFREEBUILDINGS.COM



8" x 8" x 3/8" x 12' Steel Pole with a 14" x 16" x .75" steel plate with 1" x 42" J Bolts set in 3000 PSI Concrete Base excavated to be 42" x 42" x 72" Deep with 2.7 Yards of concrete

4' wide x 12' high x .063 aluminum Pole Cover Painted White with 6" address Numbers on both sides

Zoning Note-  
 Building is 58' Long  
 Front Elevation 58' x 2= 116 Sq/Ft Allowed  
 Rear Elevation 58' x 1= 58 Sq/Ft Allowed  
 Total Allowable Signage on site= 174 Sq/Ft.  
 New Pylon as Shown is 60.8 sq/ft x 2 sides = 121.6 Sq/Ft.  
 52.4 square feet left over for future use

**American Sign, Inc.**  
 www.americansigninc.com  
 614 Ferry St., New Haven CT 06513 203-624-2991 tony@americansigninc.com



Project:  
 Carefree Buildings  
 2530 Berlin Tpke  
 Newington CT

3/24/2014

Date:  
 Tony Lafo  
 Drawn By:  
 Salesman:

Customer Approval/Signature:

SCALE: NTS

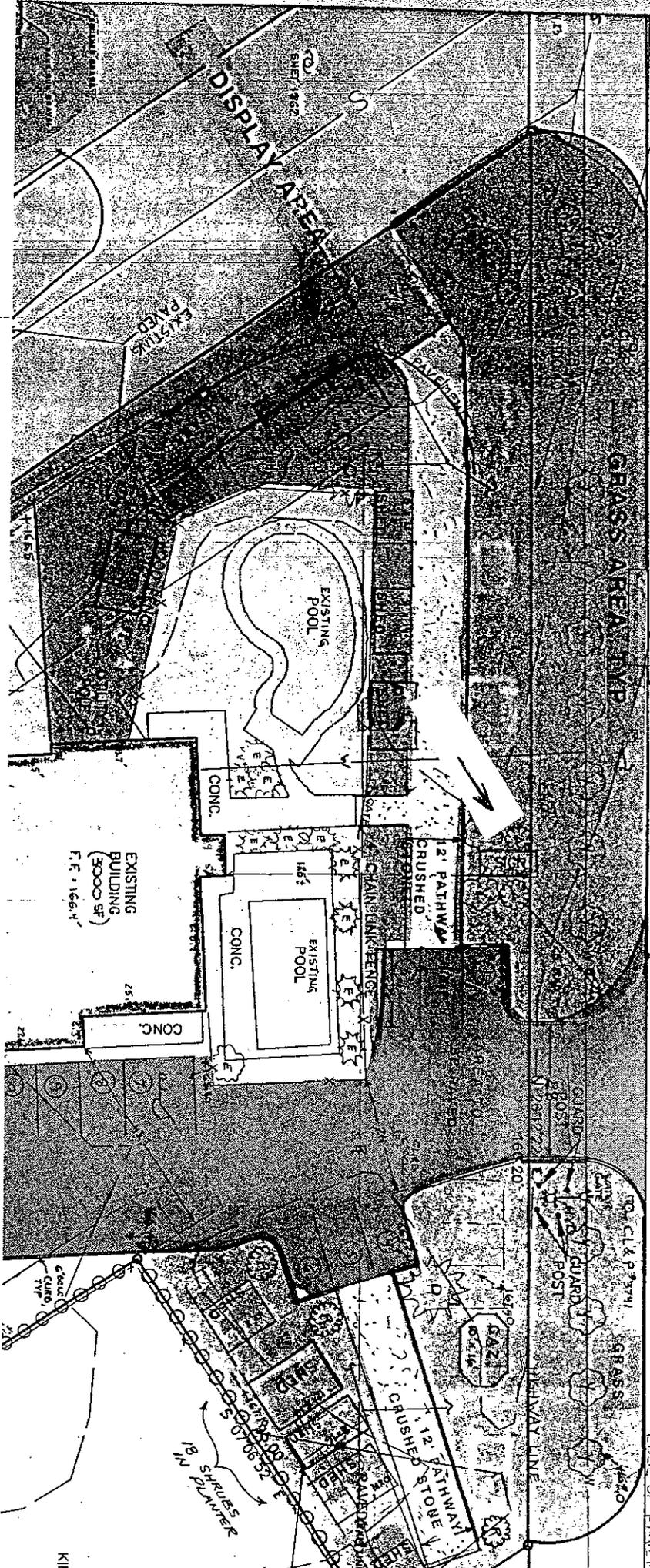


**SIGNAGE DRAWING**

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BERLIN TURNPIKE  
 (NORTH BOUND)

201
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**STAFF REPORT**  
***Free-Standing Sign for Carefree Building***

**April 15, 2014**

**Petition #17-14:**

**Special Exception (Section 6.2.4: Free-standing Business Sign)  
2530 Berlin Turnpike ("Carefree Buildings")  
American Sign Inc, applicant; Tony LaFo, contact**

**Description of Petition #08-14:**

The applicant would like to replace their existing free-standing sign with a new one, on the same foundation. Section 6.2.4 allows such signs in any non-residential zone by special exception.

**Staff Comments:**

I told the sign contractor that TPZ is concerned about the existing sign being partially in the highway right-of-way, and that the applicant needs to either submit documentation from DOT granting permission for the sign, or move the sign to entirely on the applicant's property. He replied that he will let me know what his customers want to do as soon as they inform him.

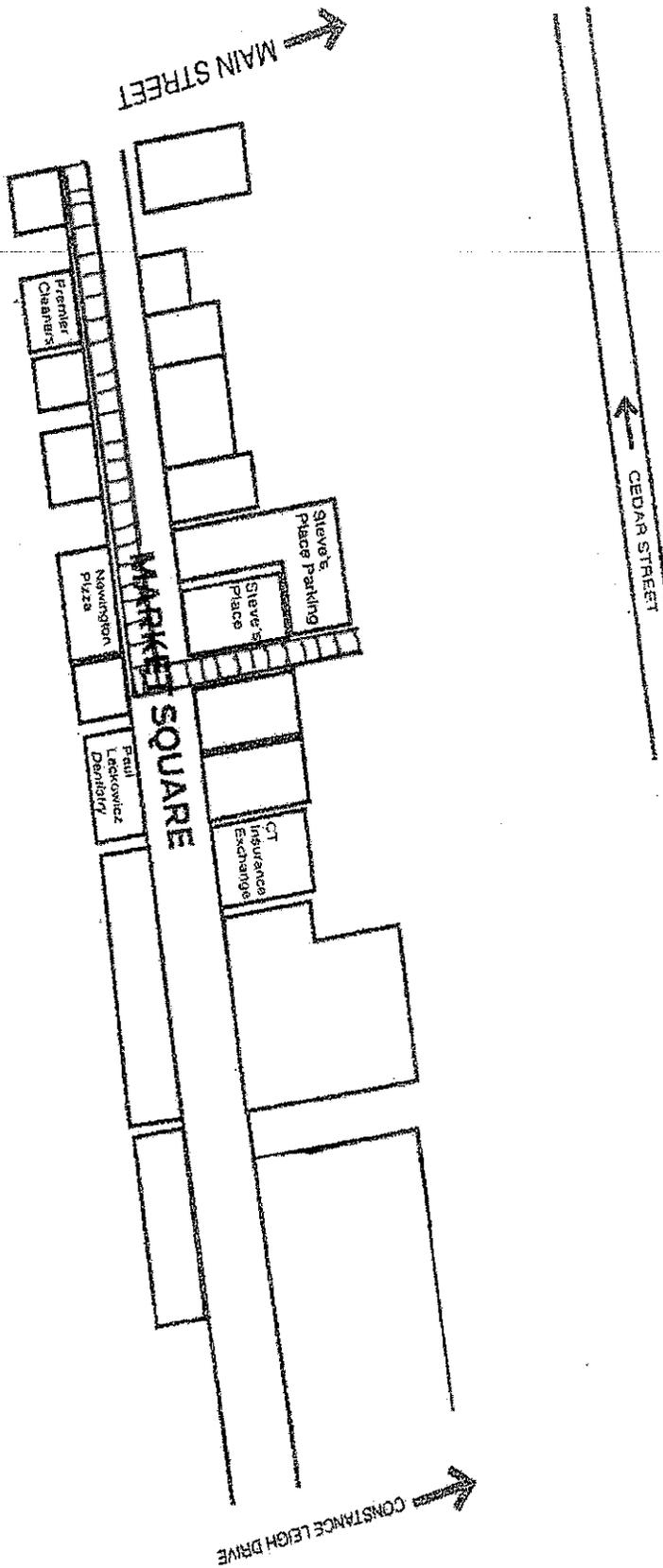
As of this writing I have not heard any more than that.

The ZEO will confirm that the size of the new message area complies with the zoning regulations.

cc:  
American Sign Inc.  
file



**Market Square**  
**Special Event Fire Lane Requirements**  
*NFPA-1 Section 18.2*  
*Fire Department Access*



# **NEWINGTON** **CHAMBER OF COMMERCE**

1046 Main Street  
Newington, CT 06111  
860-666-2089  
860-665-7551  
[www.newingtonchamber.com](http://www.newingtonchamber.com)  
[office@newingtonchamber.com](mailto:office@newingtonchamber.com)

TO: Town of Newington, Town Planning and Zoning Commission

FROM: Bob Newbold, Newington Chamber of Commerce  
Cell: 860-874-1479

DATE: April 11, 2014

SUBJECT: 8<sup>th</sup> Annual Cruising Newington Classic Car Show; Event Details

To Whom It May Concern:

The purpose of this document is to provide an outline of the 8<sup>th</sup> Annual "Cruising Newington." The event has been enormously successful and each year we try to capitalize and improve upon that success. Below are the details of this year's event. Please feel free to contact me or Gail Whitney at the Chamber directly for more information.

#### Details of the Show:

- Date: Thursday, June 12<sup>th</sup>
  - Rain Dates of June 19<sup>th</sup> and June 26<sup>th</sup>
- Show Time: 5:00pm to 8pm
  - Close Market Square to parking at 2:30pm
  - Close road to traffic at 4pm
  - Begin Parking Cars at 4:30pm from the Constance Leigh side
    - Cars will be parked on either side of Market Square angled westerly towards Main Street
    - Overflow parking for show contestants will be the large field behind Keeney Manufacturing.
- DJ booth will be operated by Connecticut Street Legends near entry to public parking
- Vendors will be on access road to rear parking lot.
- Public restrooms will be available in the public parking where marked on the map
- Liability Insurance binder for event will be provided by the Chamber

#### Town Support Needed:

- Barricades and vehicle cones
- Trash Containers and subsequent removal
- Police Patrol will be needed

*Cruising Newington*



Attachments: Event Diagram

**STAFF REPORT**  
***"Cruising Newington Classic Car Show"***

**April 15, 2014**

**Petition #21-14:**

**Special Exception (Section 3.2.8: Charitable or Civic Event)**

**Market Square**

**Newington Chamber of Commerce, applicant; Bob Newbold, contact.**

**Description of Petition #21-14**

This petition is to conduct this annual event on Market Square. The last time a permit was approved by TPZ it was for three years, which is why you haven't seen them lately.

**Staff Comments**

I have asked the applicant to submit a narrative description of the event (attached).

The Chief of Police and the Fire Chief have indicated that they do not have any zoning related concerns with this event.

cc:  
Bob Newbold  
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 15, 2014  
**Re:** **Restrictive Covenant in lieu of Performance Bond for Shady Hill Lane  
("Harvest Ridge")**

The developer of the Harvest Ridge subdivision on Shady Hill Lane would like to file a "restrictive covenant" in lieu of posting a performance bond. Under the terms of a restrictive covenant, a developer does not sell any lots until the subdivision is substantially complete and a bond is posted for any remaining work. The restrictive covenant is filed on the land records, and when the subdivision is done (or a performance bond is posted), a second document is filed releasing the covenant.

Normally a restrictive covenant is done during the subdivision approval process, but I did a retroactive one when I was in Cromwell with Cromwell Town Attorney Jack Bradley's approval.

Town Attorney Peter Boorman has reviewed the attached restrictive covenant, and he has no objections.

cc:  
Bradford Allen  
Town Engineer  
file

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

**RESTRICTIVE COVENANT**

**WHEREAS**, Bradford S. Allen, DBA Allen Home Builders, LLC, a corporation having its principal place of business at 175 Lamentation Drive, Berlin, CT (hereinafter, "Owner"); and

**WHEREAS**, Bradford S. Allen is the owner, in fee simple, of real property located in the Town of Newington, County of Hartford, and State of Connecticut, being on Shady Hill Drive, said real property being more particularly described on plans entitled "Harvest Ridge Culver Street & Shady Hill Lane Property of: JS Culver Street, LLC approved by the Town Plan and Zoning Commission under Petition No. 47-07 at the Meeting of 3/12/07" prepared by The Bongiovanni Group, Inc. made a part hereof (hereinafter, "the Property") on file in the land records of the Town of Newington; and

**WHEREAS**, the subdivision known as Harvest Ridge has been approved by the Newington Town Plan and Zoning Commission on the Property, which approval is predicated upon certain plans and other application materials, and which is subject to the Subdivision Regulations of the Town of Newington (hereinafter, "the Regulations") and to certain conditions or modifications as may be disclosed in the records of the said Commission (hereinafter, "the Subdivision"); and

**WHEREAS**, the Subdivision requires the construction of certain improvements, which improvements are required to be bonded in accordance with Section 7.5 of the Regulations and with Certificate of Action #47-07; and

**WHEREAS**, the parties acknowledge that the purpose of such bonding is to guarantee the construction of all improvements in the Subdivision, and compliance with the Regulations, the subdivision plans and submissions, the conditions and modifications of approval, and similar requirements applicable to the Subdivision, prior to the offering of any lot in the subdivision for sale or development; and

**WHEREAS**, the Owner desires to postpone the posting of said bonds, and the Commission has indicated a willingness to accept such postponement provided that Owner is willing to covenant that no lots in the Subdivision shall be conveyed, under any circumstances, to any party, until the required bonds are posted.

**NOW, THEREFORE**, Bradford S. Allen declares and covenants that none of the lots in the Subdivision shall be conveyed to any party, other than the Town of Newington, prior to the submission to, and approval by, the Newington Town Plan and Zoning Commission of suitable bonds for Subdivision improvements, in accordance with the Regulations. The lots may be encumbered by mortgages junior in right to this Covenant. This Covenant shall run with the land and shall be binding on all persons claiming title to said premises under Owner.

04/17/2014

**IN WITNESS WHEREOF**, Bradford S. Allen has caused this instrument to be executed in his name, on this \_\_\_\_ day of April, 2014.

Signed, Sealed and Delivered

In the Presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

STATE OF CONNECTICUT)

) ss.

April \_\_\_\_\_, 2014

COUNTY OF HARTFORD)

Personally appeared ^, signer and sealer of the foregoing instrument and acknowledged the same to be his/her free act and deed before me, the undersigned officer.

\_\_\_\_\_  
^

Commissioner of the Superior Court  
Notary Public  
My Commission Expires:



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 17, 2014  
**Re:** **Tree Conservation Area at 29 Packard's Way**

Steven Petruzzi is the buyer of one of the two lots on Packard's Way subject to a tree conservation area. The tree conservation area was a condition of approval for the Packard's Way subdivision when it was approved in 2007, to maintain a visual screen between the new houses at the end of Packard's Way and the existing houses on Vincent Drive.

Mr. Petruzzi would like to remove four of the trees in the tree conservation area on his lot, and he has offered to replace them with two rows of pine trees along the rear property line. I told him that I have no objection to this, but it needs to be approved by TPZ. The nearest neighbor on Vincent Drive is aware of this proposal and it is my understanding that she does not object to it. I will confirm that.

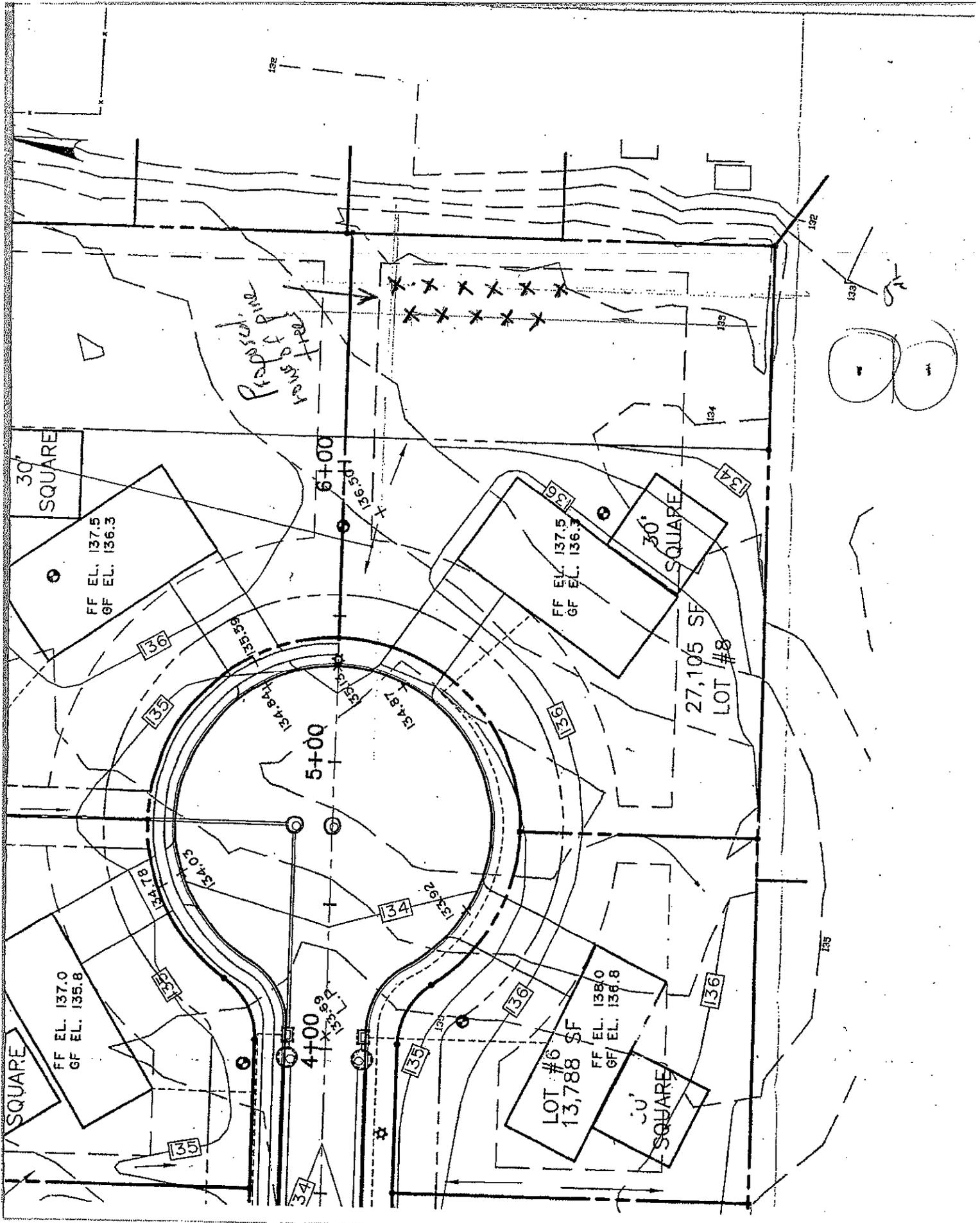
To mitigate the loss of these four trees, Mr. Petruzzi proposes to plant two rows of Eastern White Pine trees along the rear property line. These rows will be approximately 70 feet long and approximately 15' west of the property line. These rows will be staggered to maximize visual screening. The trees would be 4'-5' tall at planting, and would be planted no more than 11 feet on center. These two rows of pine trees will be shown on the plot plan that his surveyor has prepared for his building permit.

I have researched Eastern White Pine tree. It is a fast-growing tree, and the spacing he has proposed is appropriate.

My recommendation is to approve this request, with the stipulation that if the conservation area trees are removed before the rows of pine trees are planted, he either bond the pine trees or consent to not request a certificate of occupancy until they are planted.

cc:  
Steven Petruzzi  
file

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





**STAFF REPORT**  
**Day Care Facility at 795 North Mountain Road**

**April 17, 2014**

**Petition #07-14:**

**Special Exception (Section 3.2.9: Child Care Center)**

**795 North Mountain Road**

**Nguyen Holding LLC, owner/applicant; Hai Xavier Nguyen, contact**

**Description of Petition #07-14:**

The owner/applicant would like to rent a portion of this commercial building to a day care operator. Section 3.2.9 allows child care in any zone, by Special Exception.

**Staff Comments:**

Several issues were brought up by the Commission during the public hearing. My comments on them are as follows.

**1. Parking:**

a. Total Amount Needed for the Site: The regulations do not specify a minimum required amount of parking for "day care", so TPZ needs to specify the amount. Other towns require one space per employee on the largest shift plus one space for every 5 -15 children for parent parking; I suggest we be conservative and require one space per 5 children. The applicants have said there will be a maximum of 40 children and four employees, so using a formula of one space per 5 children plus one space per employee, this operation would need 12 spaces.

According to the revised site plan there are 44 parking spaces. Allocating 12 spaces to the day care leaves 32 spaces for the other occupants of the building. The financial services operation upstairs is an "office" use so it needs 15 spaces (5 per 1,000 sf), which leaves 17 spaces for the unoccupied rear first floor. The applicant has said that 900 s.f. of the unoccupied rear first floor is a "break room" which would not be rented to any specific tenant, which leaves roughly 2,000 s.f. vacant. 17 spaces should be more than enough for a future office or industrial tenant.

b. Parent Parking: The site plan shows nine existing parking spaces in the front of the building. I recommend five of these spaces be marked as "Ten Minute Parking Only", and that it be enforced by the applicant as a condition of approval.

c. Handicapped Parking: By state law, the Building Official is responsible for determining where the handicapped parking spaces should be. I recommend TPZ leave this to him to decide.

**2. Designated Play Area:**

a. Fence: The site plan shows a "proposed play area" behind the building. I recommend the plan contain a note stating "chain link fence, not less than 4' tall".

b. Bollards: Bollards or a guard rail was suggested by Commissioner Sobieski. If the commission wants to require this, I suggest bollards at the two corners, with a third one in the center of the long side.

**3. Snow Storage:** The revised plan shows an area in front of the building labeled "Snow Removal". I agree with the Commission that this is not a suitable area. The best place is on the west side of the building, but that's where the door to the play area is, which the Commission has asked be fenced. The northeast corner of the parking lot is probably the second best area for snow storage.

**4. Width of Driveway:** Some concern was expressed over the relatively narrow space between the building and the retaining wall to the east. I don't see any remedy for this, but I also don't see it as a major issue.

**5. "Hartford Road" Labeling:** The site plan should be revised to include a label for North Mountain Road, so that the text which shows the distance to Hartford Road is less confusing.

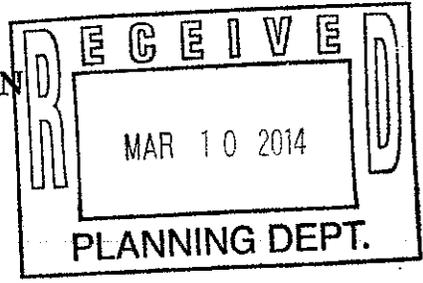
cc:  
Hai Xavier Nguyen  
file

UP# 3210

Petition # 14-14



TOWN OF NEWINGTON  
TOWN PLAN AND ZONING COMMISSION  
APPLICATION FORM



LOCATION OF PROPERTY: 56 Costello Road ZONE: PD

APPLICANT: Keystone Novelties Distributors, LLC TELEPHONE: 717-394-1078

ADDRESS: 201 Seymour Street Lancaster, PA 17603 EMAIL: ccook@keystonenovelties.com

CONTACT PERSON: Chris Cook TELEPHONE: 717-394-1078

ADDRESS: 201 Seymour Street Lancaster PA 17603 EMAIL: ccook@keystonenovelties.com

OWNER OF RECORD: CMB, Inc

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

- Zoning Map Change from the \_\_\_\_\_ to the \_\_\_\_\_ Zone (Public Hearing required).
- Zoning Text Amendment to Section \_\_\_\_\_. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- Subdivision
- Resubdivision (Public Hearing required).
- Special Exception per Section \_\_\_\_\_ of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- Site Plan Approval or Modification

Other (describe in detail, or attach): Outside display of products Intended for sale (Fireworks) per section 3.23.1 from 6/25/14 to 7/15/14.

SIGNATURE:

 APPLICANT	<u>3/3/2014</u> DATE	<u>SEE ATTACHED L.O.P.</u> OWNER	 DATE
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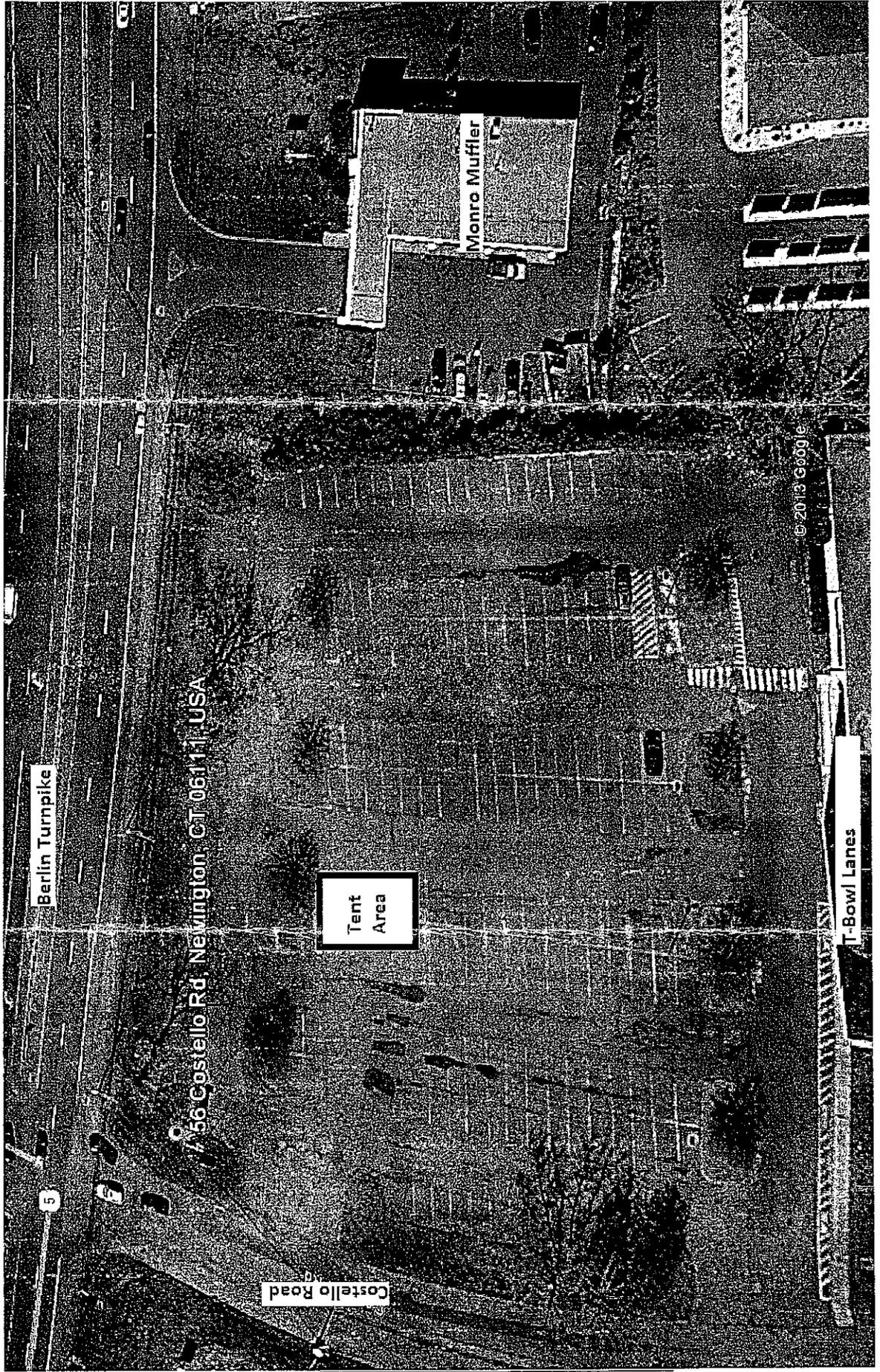
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Location Name: Newington

Address: 56 Costello Road Newington, CT 06111

Notes:



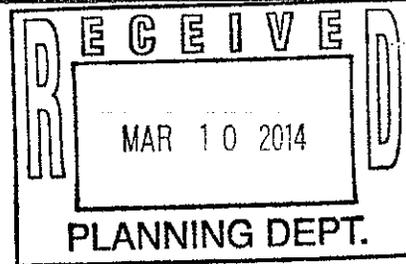


**Keystone Novelties, LLC**  
**Keystone Fireworks**

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

March 4, 2014

Town of Newington  
131 Cedar Street  
Newington, CT 06111  
Attn: Craig Minor



Craig,

We are in the process of planning for our Fourth of July tent sale for 2014. This year we will be at 56 Costello Road (T-Bowl Lanes). I have included in this package everything that I believe is necessary for the purpose of applying for the Town Plan and Zoning Commission Hearing. In this envelope I have included the following:

- A completed Town Plan and Zoning Commission Application Form
- A copy of the letter of permission
- A site plan showing the location of the tent
- A copy of our insurance certificate
- A check for \$175 to pay for the application

The set-up will be for the period from June 25 through July 5. The tent will be put up a few days in advance and removed as soon as possible after July 5. Of course, we have "No Smoking" signs placed at the entrance and will have a fire extinguisher. If I have not included any fees, please contact me and I will send a check to cover the costs.

I hope that this information is helpful to you and I thank you again for your consideration. Should you have any questions or if anything has change, please call anytime at 717-394-1078. Thank you.

Cordially,

Chris Cook  
Field operations Manager



John Salomone  
Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

Certified Mail No. 7196 9008 9040 1809 9271

June 20, 2013

### CERTIFICATE OF ACTION

Brian Frederick  
201 Seymour Street  
Lancaster, PA 17630

Dear Mr. Frederick:

**Re: Petition #32-13: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 56 Costello Road (T-Bowl Lanes). Keystone Novelties Distributors LLC, applicant; CMB Inc, owner; Brian Frederick, 201 Seymour Street, Lancaster PA, contact.**

This is to inform you that the above-referenced petition was approved, with conditions, at the regular meeting of the Town Plan and Zoning Commission on June 12, 2013. A legal notice to that effect will be published in the New Britain Herald on or about June 18, 2013.

#### Conditions:

1. Prior to use of the tent, the applicant shall obtain approvals from the Newington Fire Marshal and Building Department.
2. The applicant shall not place any temporary signs on the ground in front of the property.

Yours truly,

Craig Minor, AICP  
Town Planner

cc:  
✓ file

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

**DRAFT SUGGESTED MOTION  
"Keystone Fireworks" Tent Sale**

April 17, 2014

**Petition #14-14:**

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

"I move to approve, with conditions, Petition #14-14: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 56 Costello Road (T-Bowl Lanes). Keystone Novelties, LLC applicant; CMB Inc, owner; Chris Cook, 201 Seymour Street, Lancaster PA, contact"

**Conditions:**

1. Prior to use of the tent, the applicant shall obtain approvals from the Newington Fire Marshal and Building Department.
2. The applicant shall not place any temporary signs on the ground in front of the property.

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

cc:  
file

CASH

Petition # 19-14



TOWN OF NEWINGTON  
TOWN PLAN AND ZONING COMMISSION  
APPLICATION FORM

LOCATION OF PROPERTY: 3440 Berlin Tpke ZONE: \_\_\_\_\_

APPLICANT: P.C. Richard + Son TELEPHONE: \_\_\_\_\_

ADDRESS: 150 Price Parkway Farmingdale N.Y. 11735 EMAIL: \_\_\_\_\_

CONTACT PERSON: Tom Stasi TELEPHONE: 860-796-4620

ADDRESS: 35E Jude Lane, Southgate CT 06489 EMAIL: Tom.Stasi@Richard.com

OWNER OF RECORD: P.C. Richard + Son

**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): Temporary Canopy for Tea + Sals (60' x 30')  
June 3rd - June 17, 2014; June 2 - 16, 2015; May 31 - June 14, 2016

SIGNATURE:

	<u>3/26/14</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).**

**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.

Town Planning and Zoning Commission

March 27, 2014

Newington, CT 06111

P.C. Richard & Son is planning on holding a "Tent Sale" on our property at 3440 Berlin Turnpike, Newington, CT 06111 on the following dates:

Tuesday June 3, 2014 thru Tuesday June 17, 2014

Tuesday June 2, 2015 thru Tuesday June 16, 2015

Tuesday May 31, 2016 thru Tuesday June 14, 2016

The planned hours of operation are:	Sunday	10am-7pm
	Monday-Friday	9am-9:30pm
	Saturday	9am-9:00pm

The tent will be installed by General Rental Center, 3800 Whitney Avenue, Hamden CT 06518; ph- 203-288-8271. Specifications, fire and insurance information for the tent are attached to this letter.

We will run power (from a gfci outlet) and low voltage to the tent to run 3-4 computer terminals, phones and temporary lighting. We also plan to place temporary banners on the canopy and on our property as follows:

large tent sale banner will be placed on the canopy facing Boston Post road. Tent Sale signs will be placed at each end of the tent. A "Giant Tent Sale sign will be placed on a trailer in the parking lot facing the Turnpike. We would also like to utilize several ground signs that we would run along the borders of our property.

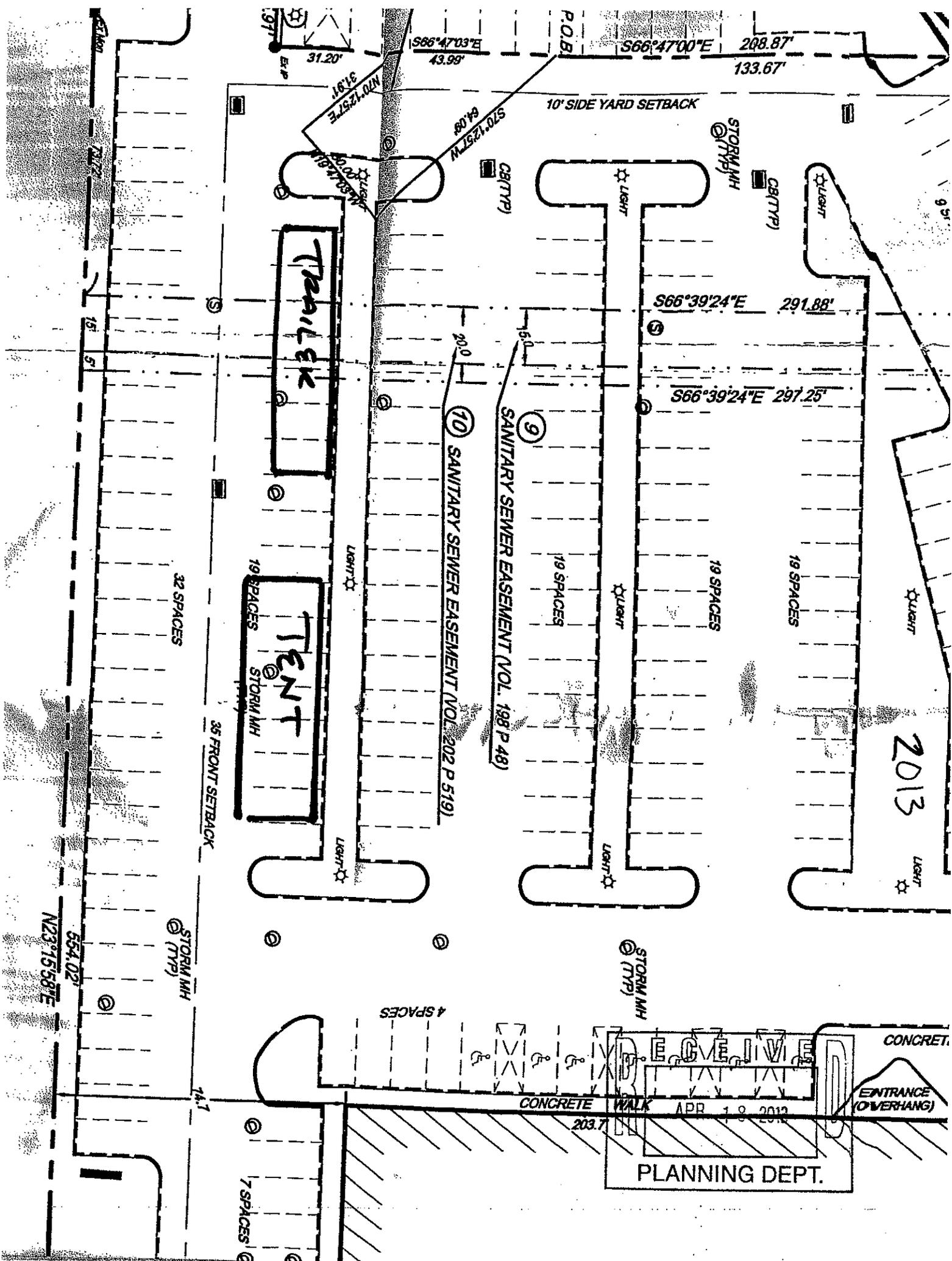
The proposed plan and permit applications are attached. Should you have any questions, please contact me at 860-796-4620. Thank you for your consideration.

Sincerely,

Tom Stagis

District Manager

P.C. Richard & Son



**DRAFT SUGGESTED MOTION**  
*"PC Richard & Son Tent Sale"*

**April 17, 2014**

**Petition #19-14:**

**TPZ Approval (Section 3.23.1: Accessory Outside Use) for Tent Sale  
3440 Berlin Turnpike ("PC Richard & Son")  
PC Richard & Son, owner/applicant**

"I move to approve Petition #19-14: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Tent Sale at 3440 Berlin Turnpike ("PC Richard & Son"). PC Richard & Son, owner/applicant; Tom Stagis 358 Jude Lane, Southington CT, contact.

**Conditions:**

None.

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

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   
**Date:** April 17, 2014  
**Re:** **Town Planner Report of April 23, 2014**

- 
1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:** None.
  2. **Old Performance Bonds held by Town:** I will have a report at the meeting.
  3. **Newington Junction TOD Planning:** The consultants will present their final report at the next meeting of the Newington Junction Planning Committee on May 1 at 7 pm. Non-committee TPZ commissioners and members of the Newington Town Council have been invited to attend.
  4. **Revision to Sign Regulations:** This is still evolving. The current version being considered by the Sign Committee would eliminate temporary signage on the Berlin Turnpike, and allow it with no calendar limitations in the Town Center zone. The committee is also working on language that would benefit businesses that are not readily visible from a street.
  5. **Status of "Modern Tire" Appeal:** Nothing new since my last report.

cc:  
file

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

