



**TOWN PLAN AND ZONING COMMISSION**  
**PUBLIC HEARING AND REGULAR MEETING**  
**Wednesday, May 11, 2016**

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

**7:00 p.m.**

**A G E N D A**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL AND SEATING OF ALTERNATES**
- III. APPROVAL OF AGENDA**
- IV. ZONING ENFORCEMENT OFFICER REPORT**
- V. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**
- VI. REMARKS BY COMMISSIONERS**
- VII. PUBLIC HEARING**
  - a. Petition #06-16: Zoning Text Amendment (Sections 1 - 4). TPZ, applicant/contact. Continued from April 27, 2016.
- VIII. APPROVAL OF MINUTES**
  - a. Regular Meeting on April 13, 2016
- IX. NEW BUSINESS**
  - a. Alumni Road Traffic Signal Committee Report
  - b. Petition #16-16: Sec. 8-24 Referral for Town Center Streetscape Program Phase VI (Constance Leigh Drive).
  - c. Petition #17-16: Site Plan Modification at 2355 Berlin Turnpike (McDonald's Restaurant). McDonald's USA, owner/applicant; Eric Dubrule, Bohler Engineering, 352 Turnpike Road, Southborough, MA, contact.

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2016 MAY -6 AM 10:49

BY *Tanya D. Lennin*  
TOWN CLERK

- d. Performance Bond Release at 2897 Berlin Turnpike (Firestone Complete Auto Care).
- e. TPZ application fees.

**X. OLD BUSINESS**

- a. Petition #15-16: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 2985 Berlin Turnpike (“Turnpike Plaza”). TNT Fireworks, applicant; Brixmor Property Group, owner; Tatiana DeJesus, 46 Douglas Avenue, Yonkers NY, contact.

**XI. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- a. Petition #18-16: Special Permit (Section 6.2.4: Freestanding Sign) at 177 Day Street (Newington Veterinary Clinic). Sign Pro Inc., applicant; 177 Day Street LLC, owner; Robert Kuszpa, Sign Pro Inc., 60 Westfield Drive, Plantsville CT, contact.

**XII. TOWN PLANNER REPORT**

- a. Town Planner Report for May 11, 2016

**XIII. COMMUNICATIONS**

- a. CRCOG Zoning Amendment Reports

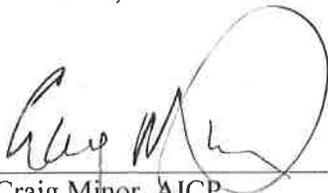
**XIV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XV. REMARKS BY COMMISSIONERS**

**XVI. CLOSING REMARKS BY THE CHAIRMAN**

**XVII. ADJOURN**

Submitted,



Craig Minor, AICP  
Town Planner



Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Craig Minor, AICP   
Date: May 5, 2016  
Subject: **Petition #06-16: Comprehensive Review of the Zoning Regulations**  
**(Sections 1 – 4)**

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### **Description:**

From November 2014 to approximately October 2015, the TPZ conducted a series of special “workshop” meetings to do a comprehensive review of the zoning regulations. The goal was to find and fix text items that needed only minor adjustments – any major deficiencies were set aside to be handled separately. The comprehensive review has been finished, and is now undergoing the public hearing required by State law.

### **Staff Comments:**

This is a continuation of the public hearing opened at the meeting on April 27, 2016. I have no new comments.

cc:  
file

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



Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP   
Date: May 5, 2016  
Subject: **Petition #16-16: Sec. 8-24 Referral of Town Center Streetscape Project Phase VI on Constance Leigh Drive. Newington Town Council, applicant.**

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### Description of Petition #16-16:

Newington received a "Main Street Incentive Program" grant from the State of Connecticut in 2015 to continue the Town Center streetscape program to Constance Leigh Drive. The project follows the theme of the improvements on Market Square: brick pavers, street trees, landscaping, decorative lighting, granite curbing, and street furniture. Sec. 8-24 of the Connecticut General Statutes says that before the Town may improve land owned by the Town, the proposal must be referred to the Town Plan and Zoning Commission for a recommendation.

### Staff Comments:

As of this writing the Streetscape Committee has discussed, but not formally agreed upon, a response to each of the concerns expressed by TPZ at the April 27, 2016 meeting. I will present the Streetscape Committee's response at the May 11, 2016 meeting.

cc:  
file

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Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP   
Date: May 6, 2016  
Subject: **Petition #17-16: Site Plan Modification at 2355 Berlin Turnpike (McDonald's Restaurant). McDonald's USA, owner/applicant; Eric Dubrule, Boehler Engineering, 352 Turnpike Road, Southborough, MA, contact.**

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### **Description of Petition #17-16:**

McDonald's wants to reconfigure the drive-through at their existing restaurant on the corner of the Berlin Turnpike and East Robbins Avenue. They have obtained the necessary variance from the ZBA to place the service menu board less than 300' from an "adjacent residential structure".

### **Staff Comments:**

As of this writing we have not completed our review of the plans. However, the staff is concerned that one of the two required handicapped parking spaces will occasionally be blocked by cars waiting in the drive-through lane. We have expressed this concern to the applicant.

cc:  
file

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

OK# 3278

Petition # 17-16



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

**LOCATION OF PROPERTY:** 2355 Berlin Turnpike **ZONE:** Business Berlin Turnpike (B-BT)

**APPLICANT:** McDonald's USA, c/o Bohler Engineering **TELEPHONE:** 508-480-9900

**ADDRESS:** 352 Turnpike RD, Southborough, MA 01772 **EMAIL:** edubrule@bohlereng.com

**CONTACT PERSON:** Eric Dubrule **TELEPHONE:** 508-480-9900

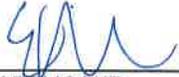
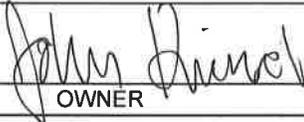
**ADDRESS:** 352 Turnpike RD, Southborough, MA 01772 **EMAIL:** Edubrule@bohlereng.com

**OWNER OF RECORD:** McDonald's Real Estate Company, P.O. Box 182571, Columbus, OH 43218

**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): \_\_\_\_\_

**SIGNATURE:**

 APPLICANT	<u>4/25/16</u> DATE	 OWNER	<u>4/25/16</u> DATE
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**COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE SETS OF PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).**

**NOTE:**  
PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF THE NEWINGTON ECONOMIC DEVELOPMENT COMMISSION. APPLICANTS PROPOSING TO BUILD, MODIFY EXISTING SITE PLANS, CHANGE OR ADD TO BUILDING ELEVATIONS OR PLACE SIGNAGE ON THE PROPERTY ARE RESPONSIBLE FOR SECURING THE NECESSARY APPROVALS FROM THE ECONOMIC DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.



# BOHLER<sup>TM</sup> ENGINEERING

352 Turnpike Road  
Southborough, MA 01772  
PHONE 508.480.9900  
FAX 508.480.9080

April 27, 2016

Town of Newington  
Planning Department  
Attn: Michael D'Amato, CZEO  
131 Cedar Street  
Newington, CT 06111

RE: **McDonald's Restaurant – Drive-thru Improvements**  
2355 Berlin Turnpike  
Newington, CT

Dear Mr. D'Amato:

On behalf of McDonald's USA, LLC (c/o Bohler Engineering) please find the enclosed Application for a Site Plan Modification with the Town Plan and Zoning Commission (TPZ). The application is in association with the proposed improvements to the drive-thru configuration at the referenced location. In support of this application please find the following enclosures;

- Three (3) copies of the Application;
- Twelve (12) copies of the proposed project Narrative (below);
- Twelve (12) copies of the Site Development Plans, prepared by Bohler Engineering, dated 4/21/16;
- Twelve (12) copies of the Survey, prepared by Control Point Associates, dated 2/2/16;
- Twelve (12) 11"x17" copies of the Abutter Screening Exhibit prepared by Bohler Engineering;
- Check in the amount of \$175 for the filing fee;

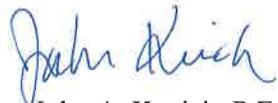
The project proposes modifications to existing site layout originally approved by the TPZ in 2006. The improvements include reconfiguring the existing dual order point drive-thru, reconstructing the accessible walks and parking spaces to be in compliance with current ADA regulations, and replacement of the fence along the abutting residential property line to better improve the screening between the properties. These improvements will optimize drive-thru efficiency, in-turn decreasing drive-thru stacking and improve upon on-site traffic circulation and pedestrian connectivity. While parking is decreased as a result of these improvements, the site still complies with Zoning. It is notable that the Zoning Board of Appeals approved a Variance on April 7, 2016 to allow for the drive-thru order station to be within 300' of the abutting residential structure.

We trust that the attached information will be sufficient to begin your review. If you should have any questions or comments upon reviewing this information, please do not hesitate to contact us. We look forward to discussing the merits of this project at the May 11<sup>th</sup> TPZ meeting.

Sincerely,

BOHLER ENGINEERING

  
Eric G. Dubrule

  
John A. Kucich, P.E.

Cc: Adam Guilmette (McDonald's USA, LLC)

W152020  
Ltr TPZ Submittal 04-27-16.doc

**LAND USE / ZONING INFORMATION & NOTES**

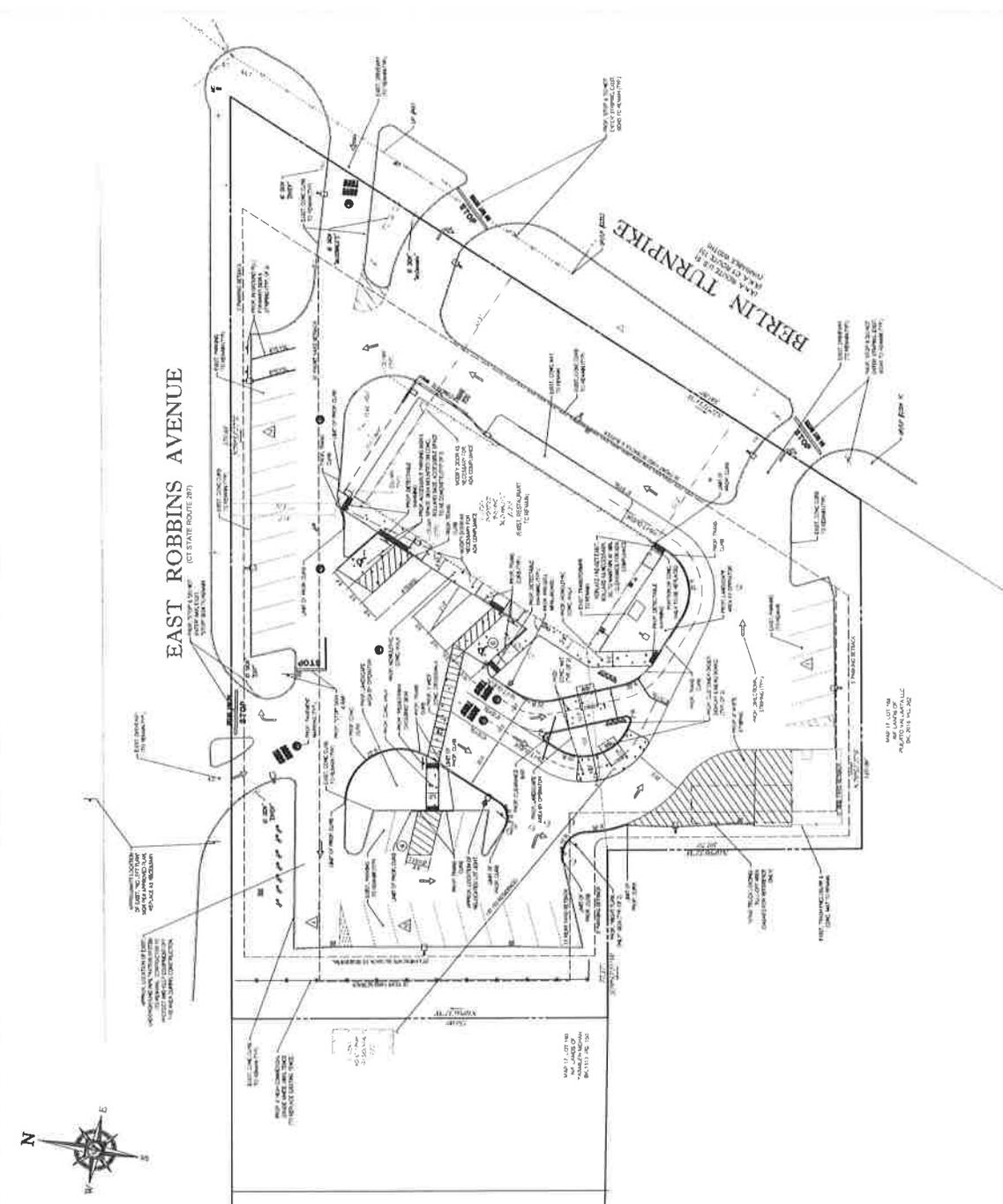
APPLICANT: J.A. KUICH  
 PROJECT: 2555 BERLIN TURNPIKE  
 ADDRESS: 2555 BERLIN TURNPIKE  
 CITY: NEWINGTON, CT  
 STATE: CONNECTICUT  
 COUNTY: HARTFORD

**ZONING ANALYSIS TABLE**

1. ALL DISTRICTS INCLUDE ZONING REGULATIONS AND ORDINANCES. THE ZONING DISTRICTS ARE LISTED IN THE ZONING MAP. THE ZONING DISTRICTS ARE LISTED IN THE ZONING MAP.

ZONING DISTRICT	PERMITTED USES	PERMITTED HEIGHTS	PERMITTED SETBACKS	PERMITTED LOT COVERAGE	PERMITTED LOT AREA	PERMITTED LOT WIDTH	PERMITTED LOT DEPTH	PERMITTED LOT AREA PER FOOTING	PERMITTED LOT AREA PER FOOTING PER FOOTING	PERMITTED LOT AREA PER FOOTING PER FOOTING
RESIDENTIAL SINGLE-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TWO-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL THREE-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL FOUR-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL FIVE-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL SIX-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL SEVEN-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL EIGHT-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL NINE-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TEN-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL ELEVEN-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TWELVE-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL THIRTEEN-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL FOURTEEN-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL FIFTEEN-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL SIXTEEN-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL SEVENTEEN-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL EIGHTEEN-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL NINETEEN-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TWENTY-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TWENTY-ONE-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TWENTY-TWO-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TWENTY-THREE-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TWENTY-FOUR-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TWENTY-FIVE-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TWENTY-SIX-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TWENTY-SEVEN-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TWENTY-EIGHT-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL TWENTY-NINE-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'
RESIDENTIAL THIRTY-FAMILY	1-2	35'	30'	30%	10,000	100'	100'	100'	100'	100'

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**McDonald's**

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**J.A. KUICH**

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CONNECTICUT  
 LICENSE NO. 10000

DATE	DESCRIPTION

**PAVEMENT STRIPING LEGEND**

SEE PLAN FOR STRIPING DETAILS AND NOTES.

**UTILITY NOTE:**  
 CONTRACTOR SHALL CONFIRM ALL UTILITY & DRAINAGE STRUCTURE LOCATIONS AND SHALL NOTIFY ENGINEER IN WRITING IF ANY CONFLICTS OCCUR.

**REFER TO GENERAL NOTES SHEET FOR NOTES**

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**



STREET ADDRESS	2555 BERLIN TURNPIKE
CITY	NEWINGTON
STATE	CONNECTICUT
COUNTY	HARTFORD
REGIONAL DWG. NO.	006-0003
PROJECT NO.	
DATE	
STATUS	
DESIGNED BY	
PLANNED BY	
SCALE	
SHEET NO.	C-4
TOTAL SHEETS	

**BOHLER ENGINEERING**

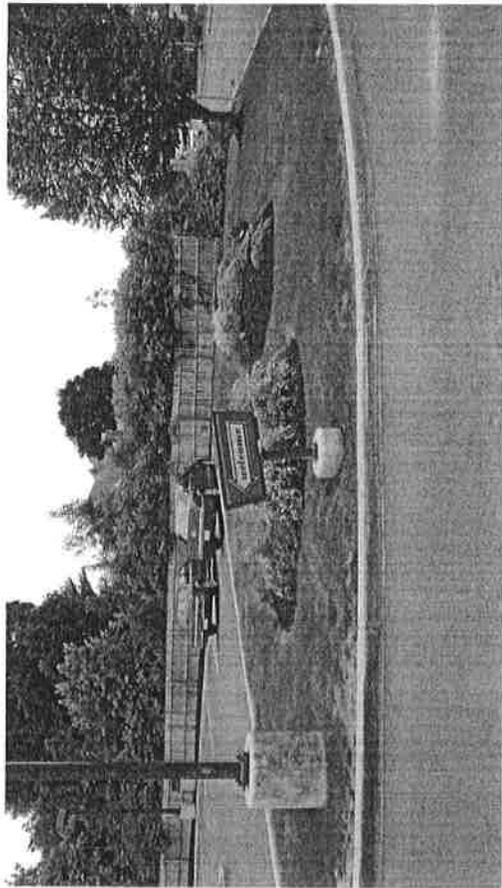
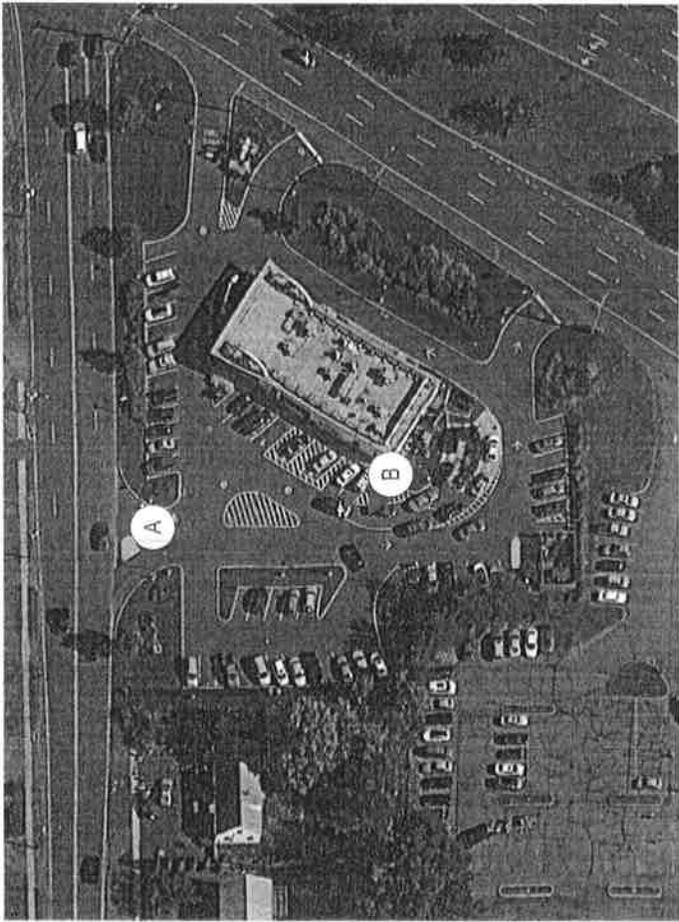
10 TURNPIKE ROAD  
 SOUTHBRIDGE, MA 01772  
 TEL: 508-885-1111  
 FAX: 508-885-1112  
 WWW.BOHLERENGINEERING.COM

PROJECT: 2555 BERLIN TURNPIKE, NEWINGTON, CT

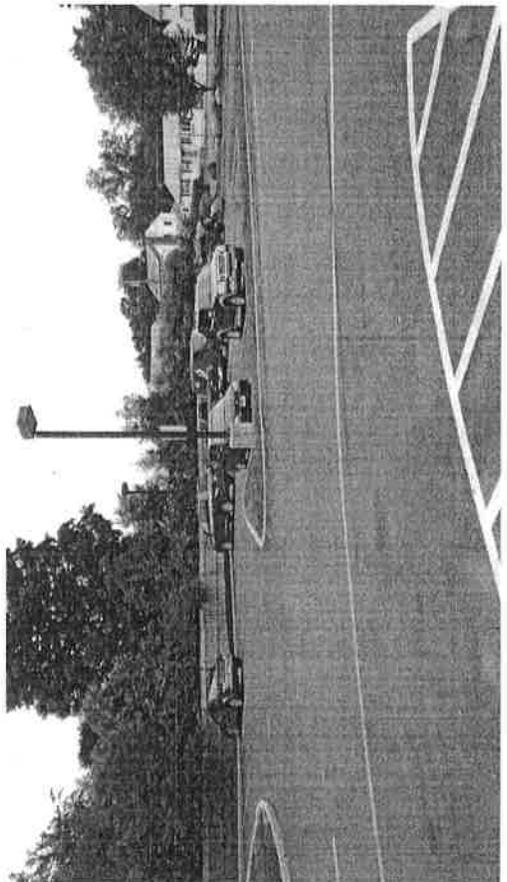
PROGRAM MANAGER: JAMES BOHLER  
 PROJECT ENGINEER: JAMES BOHLER  
 DESIGNER: JAMES BOHLER  
 CHECKER: JAMES BOHLER  
 DATE: 08/14/14

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CONNECTICUT  
 LICENSE NO. 10000





LOCATION A: VIEW FROM ENTRANCE



LOCATION B: VIEW FROM DRIVE-THRU



# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Office of Town Engineer

Tanya D. Lane  
Acting Town Manager

Christopher Greenlaw P.E.  
Town Engineer

April 28, 2016

c/o Bohler Engineering  
352 Turnpike Road  
Southborough, MA 01772  
Attn: Eric Dubrule

**RE: 2355 Berlin Turnpike**

Mr. Dubrule,

This office has performed a review of plans entitled: "Site Development Plans for: Existing McDonald's", Newington, Connecticut, dated 04-22-16, prepared by Bohler Engineering, J.A. Kucich, P.E. and "Boundary & Topographic Survey, McDonald's USA, LLC" prepared by Control Point Associates, John P. Lynch, L.S.

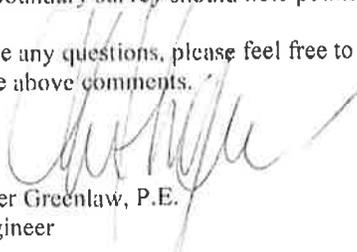
The following preliminary comments as they pertain to the submitted drawings are as follows:

Plan Comments:

1. Provide anticipated que distance behind ordering kiosk; show que on plan with a dashed line.
2. Show the re-located light as proposed.
3. Provide a pedestrian crossing sign for the crosswalk to the westerly parking area.
4. The inlet protection should be called out on the plan with the same nomenclature as on the detail sheet.
5. Provide the horizontal datum on which the boundary is based.
6. Provide a right turn only sign at the southerly exit from the westerly parking area.
7. Key map should be 1"= 200'.
8. Check with the Zoning Enforcement Officer regarding the parking dimensions for an accessible parking space.
9. The Zoning Enforcement Officer shall be notified prior to the beginning of construction and prior to removal of any E & S measures to inspect all sedimentation and erosion control measures.
10. The name and phone number of the person responsible for E & S shall be noted on the plan.
11. Boundary survey should note points found and set on the boundary.

If you have any questions, please feel free to contact me to arrange an appointment for an opportunity to review and discuss the above comments.

Sincerely,

  
Christopher Greenlaw, P.E.  
Town Engineer

Cc: Craig Minor, Town Planner  
Michael D'Amato, Assistant Planner, Zoning Officer

Phone: (860) 665-8570 Fax: (860) 665-8577  
engineering@newingtonct.gov  
www.newingtonct.gov



Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Craig Minor, AICP  
Town Planner

**To:** Town Plan and Zoning Commission  
**From:** Town Planner Craig Minor, AICP   
**Date:** May 5, 2016  
**Subject:** **Bond Release at 2897 Berlin Turnpike ("Firestone Complete Auto Care")**

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This project was substantially complete last year except for the landscaping. Firestone wanted a Certificate of Occupancy to be able to open for business, so in accordance with Section 7.3.1 of the zoning regulations the site contractor posted a \$5,232 cash bond to cover the value of the outstanding landscaping.

The landscaping is now complete, and the contractor has requested the bond be released. The ZEO inspected the site earlier this week and has verified that the landscaping is in accordance with the approved site plan.

I recommend TPZ release the bond.

cc:  
file

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townplanner@newingtonct.gov  
www.newingtonct.gov





# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Tanya D. Lane  
Acting Town Manager

Craig Minor, AICP  
Town Planner

**To:** Town Plan and Zoning Commission  
**From:** Town Planner Craig Minor, AICP  
**Date:** May 5, 2016  
**Subject:** TPZ Fees

---

The Acting Town Manager has asked all departments, board and commissions to review their respective fees and make whatever recommendations they deem appropriate. These will be bundled up and presented to the Town Council for its approval at a future meeting.

TPZ's application fees were last revised in February 2010. I suggest TPZ consider an across-the-board increase of roughly 10% (see attached), with a couple of exceptions:

1. The ZEO spends a lot more time doing research for a commercial Certificate of Zoning Compliance than he used to, because the lenders and real estate companies are asking for a lot more information. I therefore recommend increasing that fee from \$35 to \$75.
2. For some reason we never used to charge for a Certificate of Zoning Compliance for single-family homes, which I recommend doing at \$35.
3. At 25 cents per page, the Zoning Regulations should cost \$31.25. I recommend raising the price from \$15 to \$30. The Zoning Regulations are online so we don't actually sell very many.
4. By State law for many years now, all towns are required to collect \$60 from anyone who applies for any type of land use permit, regardless of the amount. The Town gets to keep \$5 and forwards \$55 to DEEP. This is built into our permit application fees, so when we take in \$250 for a site plan application, Newington keeps \$195 and sends \$55 to DEEP. If we ever actually charged someone \$15 for a Zoning Permit we would be in violation, so we never actually issue any Zoning Permits. Instead, we issue Certificates of Zoning Compliance (see above), which a person doesn't "apply" for; he just pays for it. I therefore recommend we strike "Zoning Permit" from the fee schedule.

cc:  
file

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

**Planning and Zoning Fee Schedule  
(effective \_\_\_\_\_, 2016)**

A.	Subdivision Approval:	\$100 \$110 per lot <del>\$300</del> \$330 minimum
B.	Change of Zone or Zoning Amendment:	\$500 \$550
C.	Site Plan Approval:	\$250 \$275
D.	Site Plan Modification:	\$175 \$200
E.	Special Permit Applications (except for as follows):	\$200 \$220
	1. Multi-family Projects in B-TC or PD zones:	\$250 \$275 plus \$25 \$30 per lot
	2. Hospitals, et al.:	\$200 \$220 plus \$25 \$30 per bed
	3. Special Flood Hazard Area:	\$150 \$165
	4. Free-standing Signs:	\$100 \$110
F.	R-D, R-7 and R-12 Zone Multi-family Projects:	\$450 \$500 plus \$25 \$30 per unit
<del>G.</del>	<del>Zoning Permit:</del>	<del>\$15</del>
H.	Certificate of Zoning Compliance for commercial buildings, condominiums and apartment complexes:	\$35 \$75
	<b>Certificate of Zoning Compliance for single-family residential:</b>	<b>\$35</b>
I.	Zoning Regulations:	\$15 \$30 per copy
J.	Subdivision Regulations:	\$10 \$15 per copy
K.	Large Color Zoning Map	<del>\$5</del> \$10 per copy



Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP   
Date: May 5, 2016  
Subject: **Petition #15-16: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 2985 Berlin Turnpike ("Turnpike Plaza"). TNT Fireworks, applicant; Brixmor Property Group, owner; Tatiana DeJesus, 46 Douglas Avenue, Yonkers NY, contact.**

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### Description of Petition #15-16:

TNT Fireworks is requesting TPZ permission to sell fireworks in the parking lot at 2985 Berlin Turnpike ("Turnpike Plaza") from June 20, 2016 through July 8, 2016. Section 3.23.1 states that

"Products and equipment intended for sale may be displayed in front of the principal building, but not in the required front yard setback area, when approved by the Commission."

### Staff Comments:

There were no adverse issues raised at the public hearing, so I recommend approval with the same conditions as the past two years. See attached Draft Suggested Motion.

Note that the previous permit for fireworks sales at this location did include permission for a temporary sign on the Berlin Turnpike.

cc:  
file

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





Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP *CM*  
Date: May 5, 2016  
Subject: **Petition #18-16: Special Permit (Section 6.2.4: Free-Standing Sign) at 177 Day Street (Newington Veterinary Clinic). Sign Pro Inc., applicant; 177 Day Street LLC, owner; Robert Kuszpa, Sign Pro Inc., 60 Westfield Drive, Plantsville CT, contact.**

---

### **Description of Petition #02-16:**

This business would like to remove their existing free-standing sign and replace it with a new one in a slightly different location on the premises.

### **Staff Comments:**

I recommend the public hearing be scheduled for the next meeting on May 25, 2016.

cc:  
file

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

ck# 541

Petition # 18-16



TOWN OF NEWINGTON

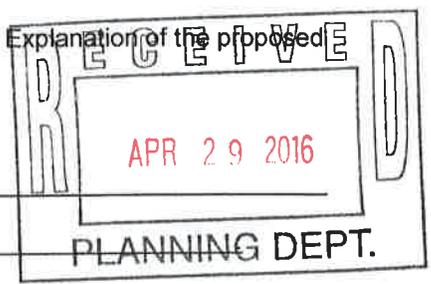
TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 177 Day Street ZONE: Industrial  
 APPLICANT: Sign Pro Inc. TELEPHONE: 860-426-3012  
 ADDRESS: 60 Westfield Dr., Plantsville, Ct. EMAIL: bob@signpro-usa.com  
 CONTACT PERSON: Robert Kusyga <sup>06479</sup> TELEPHONE: 860-426-3012  
 ADDRESS: 60 Westfield Dr., Plantsville, Ct. EMAIL: bob@signpro-usa.com  
 OWNER OF RECORD: 177 Day Street 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 Signs 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>4/27/16</u>		<u>4-27-16</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.



Sign Pro Inc.  
60 Westfield Drive  
Plantsville, CT 06479 USA

P. 860.229.1812  
F. 860.223.1812

CTLIC# ELC.0198771-C7  
CTLIC# MCO.0903117  
[signpro-usa.com](http://signpro-usa.com)

April 29, 2016

Town of Newington  
Town Plan and Zoning Commission  
131 Cedar Street  
Newington, CT 06111

Re: Newington Veterinary Clinic  
177 Day Street  
Newington, CT

To The TPZ,

We are requesting a special exception per Section 6.2.4 of the Zoning Regulations concerning signs. We are requesting approval of the replacement of the current freestanding sign for this property which was installed in 1977 at about the same time as the building was constructed. The proposed freestanding sign measures 26.9 sq. ft. per side, which complies with the current sign regulations. The current freestanding sign, at 32.1 sq. ft. is pre-existing non-compliant.

The visibility of the current sign is often obstructed by cars parking at the clinic, and also by cars parking in the adjacent property. The proposed sign would be relocated closer to the street in order to improve visibility. The sign would be placed approximately three feet inside of the right-of-way, sixteen feet from the curb line. The sign would be outside of the fifteen foot sight line triangle required for the driveway.

The current sign utilizes external up-lighting. The proposed sign would also utilize external up-lighting.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert Kuszpa'.

Robert Kuszpa  
Permit Expeditor  
Sign Pro, Inc.



Top view



# Newington Veterinary Clinic

Project Address:  
Newington, CT

SPI WO #: 231923  
Issue Date: 03/20/2015

Salesperson: Creigh Savinelli  
Designer: FRC

DRAWINGS ARE NOT TO SCALE  
UNLESS OTHERWISE NOTED

SPI Revisions:  
V2 KRC 04/04/2015  
- Options D 1,4

V3 KRC 04/14/2015  
- Options D 3 - Added spaces

V4 KRC 04/20/2015  
- Added spaces  
- New pic

V5 KRC 04/27/2015  
- Reduced size per allow sign  
- Color specs  
- Added spaces  
- New pic

Customer Approval:  APPROVED  APPROVED AS NOTED  REVISE & RESUBMIT

PRINT

SIGN

DATE

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60 Westfield Drive  
Plantville, CT 06479  
860.229.1812

signpro-usa.com



SIGN TYPE  
Main ID

PAGE  
1 of 2

# Newington Veterinary Clinic

Project Address:  
Newington CT

SPI WO #: 27923

Issue Date: 03/28/2016

Salesperson: Craig Rubinstein  
Designer: KRC

**DRAWINGS ARE NOT TO SCALE  
UNLESS OTHERWISE NOTED**

SPI Revisions:

V2 KRC 04/04/2016  
- Options D 1-4

V3 KRC 04/14/2016  
- Options D 3 - Added specs

V4 KRC 04/20/2016  
- Added specs  
- New pic

V5 KRC 04/27/2016  
- Reduced size per allow sqft  
- Color specs  
- Added specs  
- New pic

Existing signage



Proposed signage

Photo rendering is only conceptual. Actual size ratio may differ slightly from finished sign.

43" H x 90.25" W  
Two sided  
Square feet: 26.9

30" H x 154" W  
Two sided  
Square feet: 32.1

Customer Approval:  APPROVED  APPROVED AS NOTED  REVISE & RESUBMIT

PRINT SIGN DATE  
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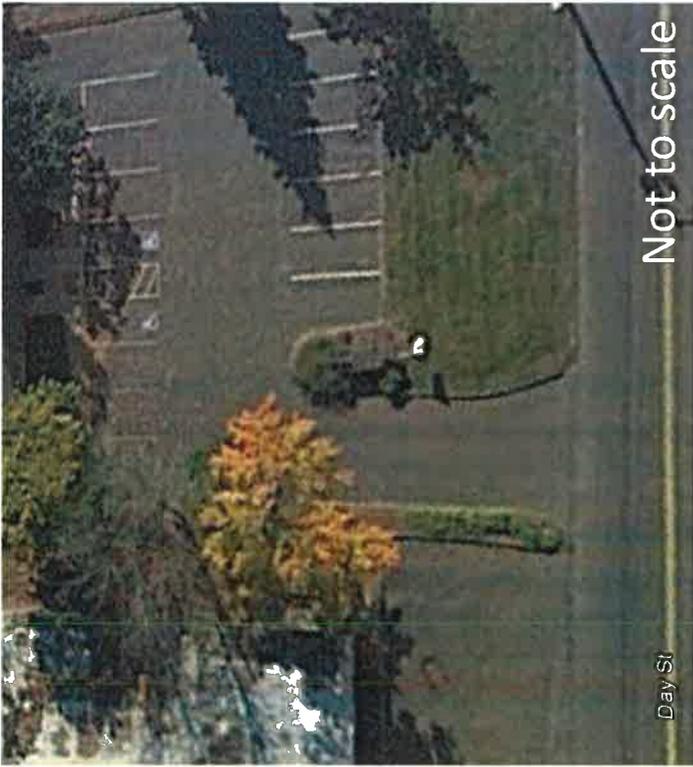


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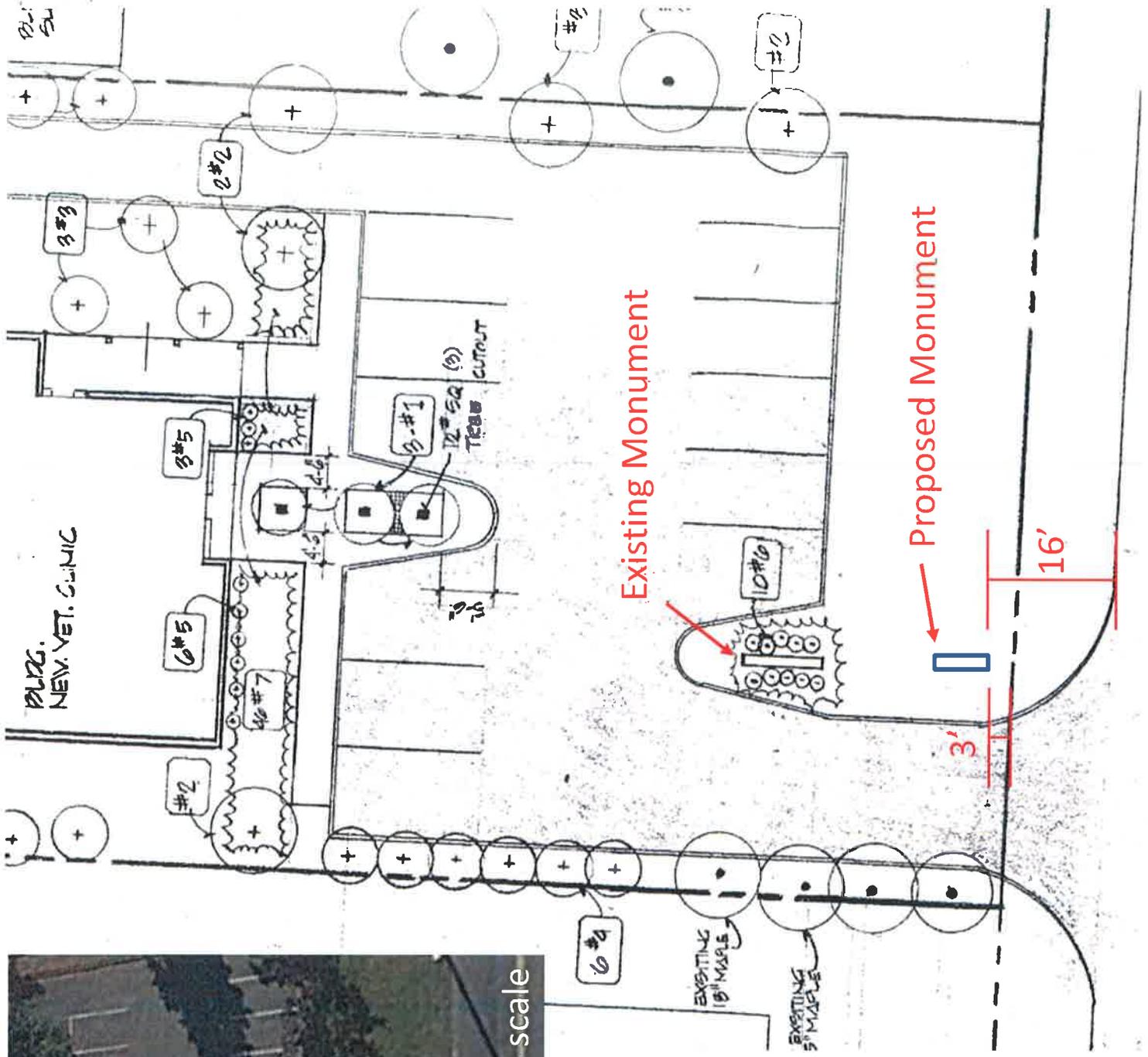
SIGN TYPE  
**Main ID**

PAGE  
**2 of 2**



Not to scale

Day St



Newington Veterinary Clinic  
177 Day Street, Newington, CT

Site Plan 1"=20'

**SIGN PRO**  
60 Westfield Drive  
Plantsville, CT 06479  
860.229.1812  
signpro-usa.com



Tanya D. Lane  
Acting 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:** Town Planner Craig Minor, AICP  
**Date:** May 6, 2016 *CM*  
**Subject:** Town Planner Report for May 11, 2016

---

No report for this meeting.

cc:  
file

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cminor@newingtonct.gov  
www.newingtonct.gov