



TOWN PLAN AND ZONING COMMISSION  
PUBLIC HEARING AND REGULAR MEETING  
Wednesday, May 13, 2015

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 HEARINGS
  - a. Petition #13-15: Special Exception (Section 3.11.6: Restaurant) at 464 New Britain Avenue. Allyn and Linda Brown, owner; Luigi DeNovellis, applicant/contact, 124 Two Stone Drive, Wethersfield, CT. Continued from April 22, 2015.
  - b. Petition #15-15: Special Exception (Section 3.17.6: Recreation Uses) at 475 Willard Avenue. Fun Quest Inc., applicant; Newington 2007 LLC, owner; Seema Sabarda, 12 Baldwin Drive, Farmington CT, contact.
- VI. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)
- VII. REMARKS BY COMMISSIONERS
- VIII. MINUTES
  - a. Regular Meeting April 8, 2015
  - b. Regular Meeting April 22, 2015
  - c. Special Meeting April 22, 2015
- IX. NEW BUSINESS

RECEIVED & RECORDED IN  
NEWINGTON LAND RECORDS

2015 MAY -6 PM 2: 16

BY *Tanya D. Lane*  
TOWN CLERK

**X. OLD BUSINESS**

- a. Petition #09-15: Site Plan Approval (Continuing Care Retirement Community) at 751 Russell Road. HDC ONE LLC, owner; Amara Community Living LLC, applicant; Kari Olson, Esq., CityPlace I, 185 Asylum Street, Hartford CT, contact.
- b. Petition #10-15: Special Exception (Section 6.2.4: Free Standing Sign) at 2897 Berlin Turnpike (Firestone Complete Auto Care) National Sign Corporation, applicant, SB Newington 433 LLC, owner; Darcie Roy, National Sign Corporation, 780 Four Rod Road, Berlin CT, contact.

**XI. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- a. Petition #16-15: Zoning Text Amendment (Section 3.1.3.B: Roadside Farm Stands). Andy Billipp, 277 Cedar Street, Newington CT, applicant/contact.

**XII. TOWN PLANNER REPORT**

- a. Town Planner Report for May 13, 2015

**XIII. COMMUNICATIONS**

- a. Connecticut Siting Council letter re proposed modification to existing telecommunications facility at 123 Costello Road dated April 22, 2015.
- b. Memo from Housing Needs Study Committee to Newington Town Council dated April 24, 2015.

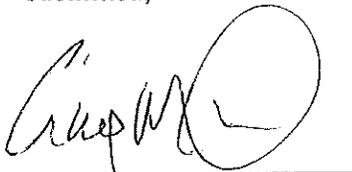
**XIV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XV. REMARKS BY COMMISSIONERS**

**XVI. CLOSING REMARKS BY THE CHAIRMAN**

**XVII. ADJOURN**

Submitted,



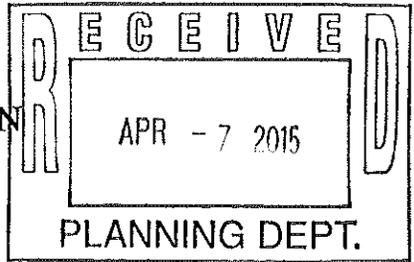
Craig Minor, AICP  
Town Planner

1354

Petition # 13-15



TOWN OF NEWINGTON  
TOWN PLAN AND ZONING COMMISSION  
APPLICATION FORM



LOCATION OF PROPERTY: 464 New Britain Ave ZONE: B  
 APPLICANT: Luigi DeNovellis TELEPHONE: (860) 518-1404  
 ADDRESS: 124 Two stone Dr, Weth, CT, 06109 EMAIL: luigi.denovellis33@gmail.com  
 CONTACT PERSON: Luigi DeNovellis TELEPHONE: (860) 785-8944  
 ADDRESS: 464 New Britain Ave EMAIL: luigi.denovellis33@gmail.com  
 OWNER OF RECORD: Alan Brown Allyn Brown

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

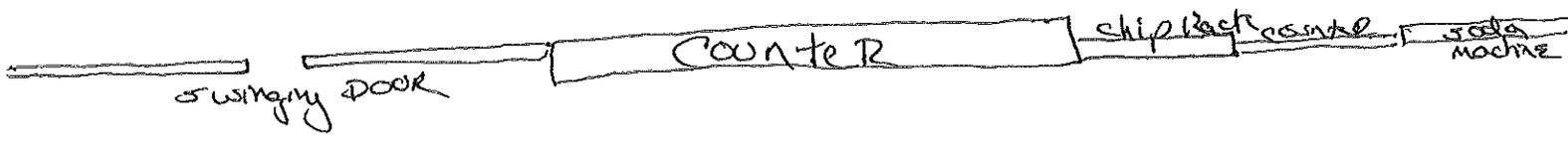
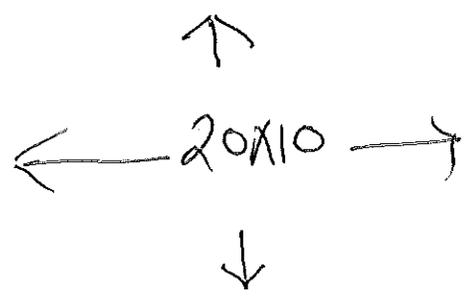
**SIGNATURE:**

	<u>4-7-15</u>		<u>4-7-15</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.

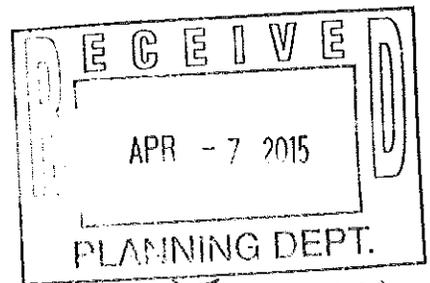
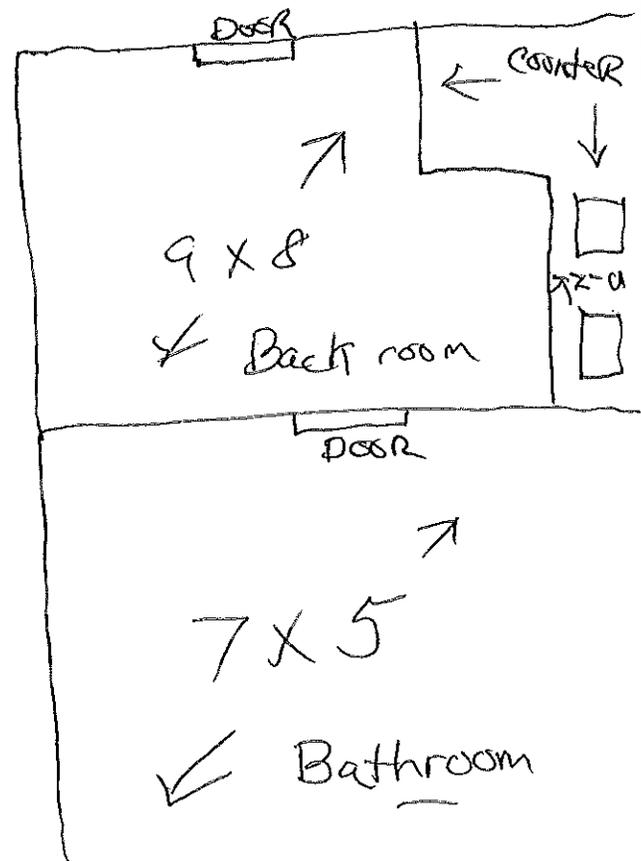
PICTURE WINDOW | Front DOOR | PICTURE WINDOW



17 x 20



(Kitchen)



#13-15 414 New Britain Ave.

**STAFF REPORT**  
**Restaurant at 464 New Britain Avenue**

May 6, 2015

**Petition #13-15:**

**Special Exception (Section 3.11.6: Restaurant) at 464 New Britain Avenue.  
Allyn and Linda Brown, owner;  
Luigi DeNovellis, applicant/contact, 124 Two Stone Drive, Wethersfield, CT.**

**Description of Petition #13-15:**

The applicant would like to open a restaurant in a portion of this existing building. Restaurants are allowed by special exception in the B zone.

**Staff Comments:**

The public hearing was kept open to give the applicant the opportunity to address, on the record, the Commission's concerns over the amount of parking.

I have asked the applicant to confirm that he has spoken with the property owner, and that the owner has agreed to the following:

1. The upstairs apartments will remain vacant. They can be used for storage only.
2. Restaurant employees will park behind the building.
3. The parking lot will be re-striped.
4. The appliance store's box truck will not remain parked in front of the building for any longer than necessary to load or unload items.

As of this writing I have not gotten this in writing from the applicant.

cc:  
Luigi DeNovellis  
file

ck #1002

Petition # 15-15



TOWN OF NEWINGTON  
TOWN PLAN AND ZONING COMMISSION  
APPLICATION FORM

LOCATION OF PROPERTY: 475 Willard Avenue ZONE: I

APPLICANT: FUN QUEST, INC. TELEPHONE: 860-834-3098

ADDRESS: 12, BALDWIN DR., FARMINGTON, CT-06032 EMAIL: seeema\_sabarada@yahoo.com

CONTACT PERSON: \* HARPREET MANN (TREASURER) TELEPHONE: 860-740-6119

ADDRESS: 46, NOTTINGHAM BLVD., UNIONVILLE, CT-06085 EMAIL: bblibath@gmail.com

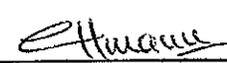
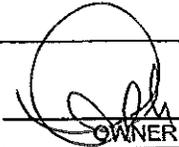
OWNER OF RECORD: \* Newington 2007 LLC

*\* Seema Sabarada, Pres.*

**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 3-17-6 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:**

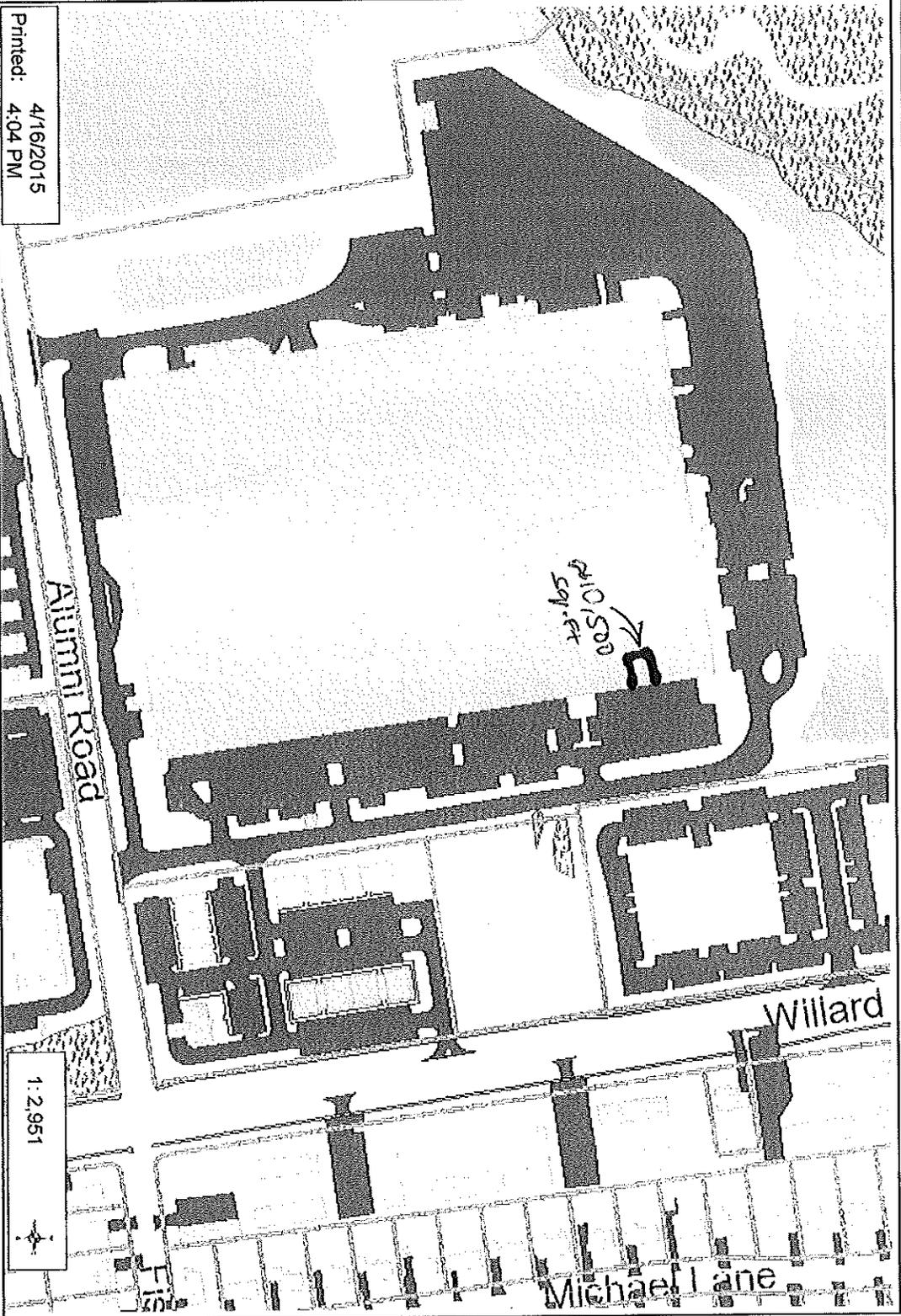
 APPLICANT	<u>04/10/2015</u> DATE	 OWNER	<u>5/4/15</u> DATE
--	---------------------------	---	-----------------------

**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.



# Fafair Building



Printed: 4/16/2015 4:04 PM



1:2,951

This map is user generated static output. This map is for reference only and should be used for REPRESENTATION ONLY. The Town of Newington refuses any liability for any actions taken or not taken based on this map.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION AND IS NOT CONSIDERED SURVEY QUALITY.**



### Legend

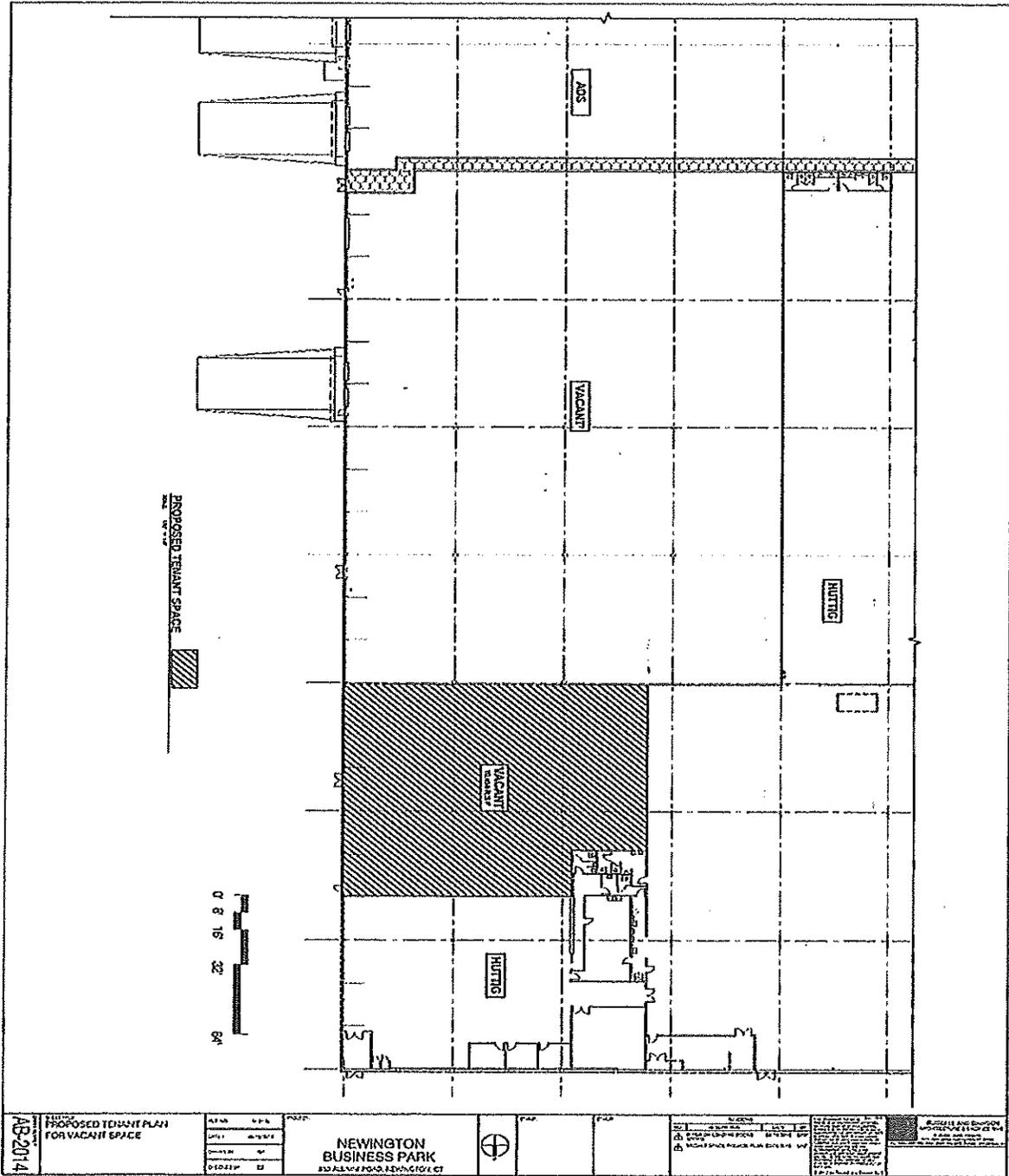
- Parcel
- Structures
- BUILDING
- CEMENT
- DECK
- FOOTRIDGE
- FOUNDATION
- GREENHOUSE
- POOL
- STEPS
- TANK
- Paved Areas
- Driveway and Parking Lot
- Sidewalk
- Rail Road Line
- Hydrography
- Water
- Swamp area
- Stream
- Vegetation Area

### Notes

Notes

# SCHEDULE A

## PREMISES



Schedule A

## WHAT TYPE OF OCCASIONS?

### **Parties, of course!**

Children 3 and up love to bump around on inflatable play structures, supervised by attendants. Parties feature 60-90 minutes of play time in the gym followed by 30-45 minutes in our party room. Pizza, goodie bags and balloons are available as party extras.

### **Older kids and teens:**

Think of this as taking the place of a pool party. Wild, safe, co-ed, alcohol-free. By invitation only!

### **Child Care Centers, Day Camps:**

Use the facility on a regular basis or as-needed basis for an indoor energy release.

### **Fundraisers:**

We charge a minimal amount per person and you sell tickets at your own price. Your organization keeps the difference! Talk to us!

### **Playgroups:**

Call ahead. Chip in with a bunch of families and grab a couple of hours of play time. Let your group release their energy.

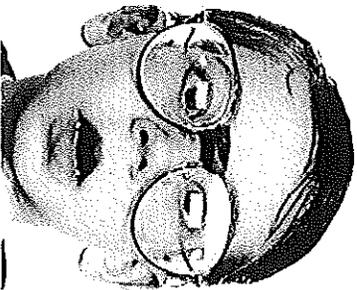
### **Surprise parties, special needs groups, graduation parties:**

We're open to all your ideas!

More Information? Call anytime or visit our website at [JumpOnInFun.com](http://JumpOnInFun.com).

C'mon, Jump On In!

You will be in AWE!

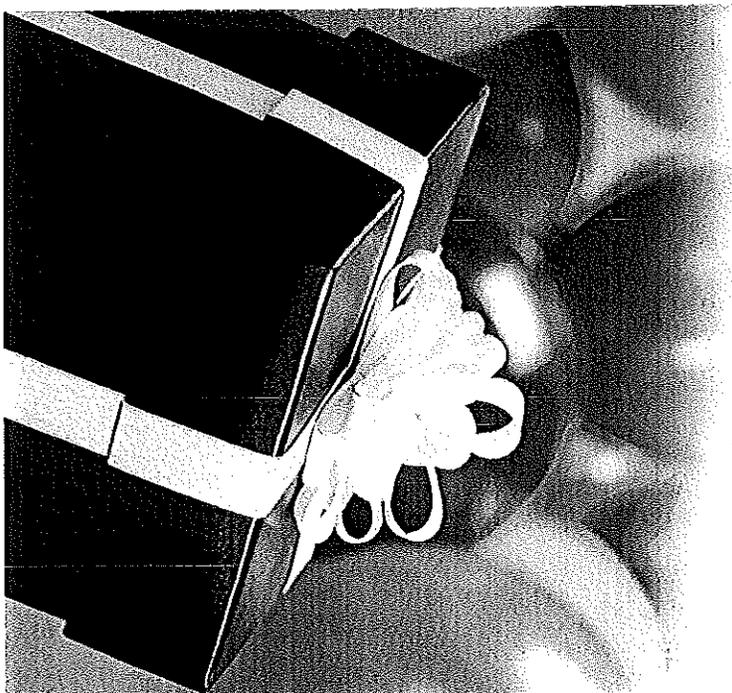
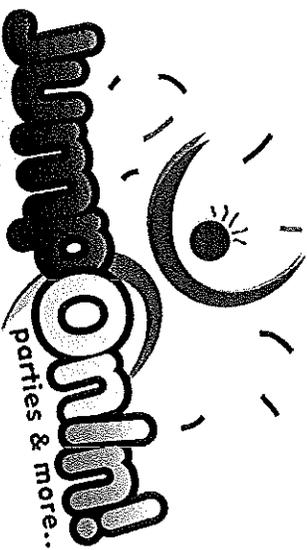


**Jump On In**  
100 Phoenix Ave.  
Lowell, MA 01852  
978-453-9700  
email: [info@jumpinfun.com](mailto:info@jumpinfun.com)

**clowning around is encouraged**  
**[www.jumpinfun.com](http://www.jumpinfun.com)**



**everyone**  
**deserves**  
**a great**  
**birthday**  
**party**





# THE TIME OF YOUR LIFE!!! COME ON DOWN AND JUMP ON IN

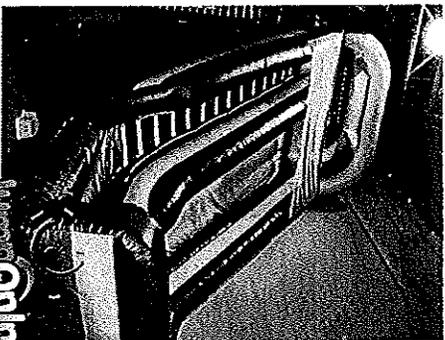
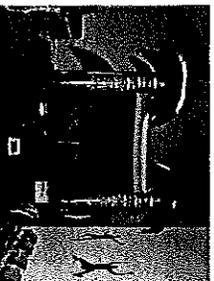
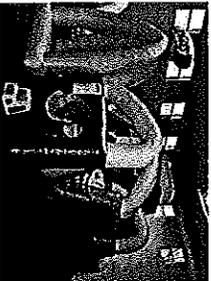


## What's Jump On In?

Bouncing...Sliding...Climbing...Tumbling... It's a HUGE private indoor party place with inflatable jumpers, slides, climbers, obstacle courses as well as "Jumpshot," the ultimate trampoline basketball game. As suitable for 3 year olds as it is for teens or adults, our facility is always supervised for safety.

## Inflatables

Two HUGE gyms filled with giant inflatable slides, obstacle courses, and jump houses. When we say HUGE, we mean HUGE : Our slides go to the ceiling. Our obstacle courses go up, down, under and around for over 70 feet! You will have the best time, ever!



## Jumpshot Basketball

Every Jump On In contains an extreme trampoline basketball game that can be enjoyed by everyone. People of all ages love the sensation of soaring above the rim like the pros. Whether they are 6 or 60, people love making that "extreme jumpshot."



## What's The Difference?

This is your private place – That means that you book your party, mother's group, indoor winter play time, or rainy day time by appointment. While you can participate in some pre-planned groups, your private party is truly private! YOU DO NOT SHARE THE SPACE WITH ANY OTHER PARTIES OR WALK-INS! How about that for uniqueness?

What makes Jump On In! so special is that you either have your own party here or get invited to play here. All parties are private. Your child gets to invite up to 25 of his or her friends to a party for one fixed price.  
(Extra children can be added for a small fee.)

We feature an awesome sound system to play most popular music during your party. Or, you can bring your own CD's to add your own personal touch to your party.



[www.jumponinfun.com](http://www.jumponinfun.com)

## What is Jump On In?

It's a HUGE place built for fun! Our award-winning facilities feature GIANT inflatable and other jumping equipment, which means one thing: **FUN!** Our goal is to make your party enjoyable for the kids and stress-free for the adults. What could be better?

Jump On In is a great place for encouraging healthy, active play. We offer:

- Awesome Birthday Parties!
- Public Open Jump Sessions!
- Group events, school parties!
- Fundraisers!
- Day care facilities' field trips!
- Parents' Night Out Sessions!
- Kindergarten Graduations!!
- and more...

All parties at Jump On In are private. That means that your group doesn't have to share the play space with other parties. Our GIANT private indoor play rooms are filled with gigantic inflatable slides, bounce houses, obstacle courses, trampoline basketball and more (see specific locations for details). Then, celebrate in your own private party room that we'll SET UP and CLEAN UP for you! We have a wide variety of food options including pizza, drinks, balloons and goodie bags, making party planning stress-free. Our dedicated staff will take care of everything, so just relax and enjoy your child's birthday party for a change!

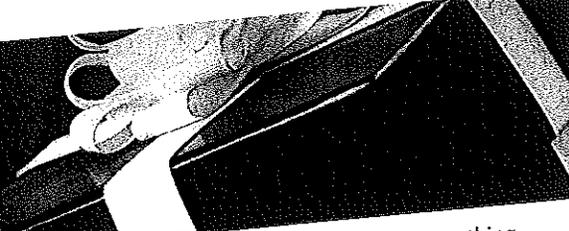
A birthday party or other event at Jump On in is:

**Easy to Plan:** Use our online booking system to reserve your party anytime, any day. Or, you can call us, email us, or stop by to book a party.

**Safe:** Our dedicated staff provides supervision for your party while the children play. All staff members are trained in how to safely use our equipment, so you can rest at ease while the kids play and actually spend time with your guests!

**Clean:** Our climate-controlled facilities are always clean and our equipment is sanitized and inspected daily.

**Fun:** Best of all, your children will have a blast! It's a great place for a healthy, active party that will leave your kids tired and happy. You'll have a fun-filled birthday party that your child will never forget!



## COMPANY HISTORY

In 2005, the first Jump On In® facility was opened in Lowell, MA by Kevin and Carla Lynch. The idea behind Jump On In® was to create something that hadn't existed in New England before. An affordable, private party facility with a safe environment that allows a large number of invited guests to enjoy an active, private party on inflatable equipment and trampolines! Under Kevin and Carla's leadership, the business has grown from simply being the first indoor inflatable and jumping party facility in New England to becoming the premier party facility in its market area. Through JOI Franchising, LLC, the company is now seeking to continue its expansion in communities throughout the United States!

The cornerstone of the Jump On In® business philosophy is to provide an extremely fun and active private party environment, in family-friendly, safe, and clean surroundings, with a well-designed operation – all while maintaining a parent-friendly experience offering reasonably priced, all-inclusive, customizable party options for parents on the go. The name Jump On In® tells the customer that they are going to experience the very best type of party, every time.

Our management and referee staff – trained in courtesy, politeness, and safety – treats all customers as friends who are welcome to enjoy and feel comfortable in our surroundings. The birthday party industry may offer the public many different choices, but for consistently fun parties that are stress-free and affordable, Jump On In's customers come back, time and time again, becoming the loyal customers that allow us to continue to build our great business.

We believe strongly in this philosophy, and with Franchising as an added ingredient, the day-to-day operations of Jump On In® must be flawless and consistent. The degree of everyone's success depends on the amount of effort and energy put into learning and executing each phase of the business. With a lot of teamwork, diligence, and dedication, Jump On In® can be a great business opportunity for you.

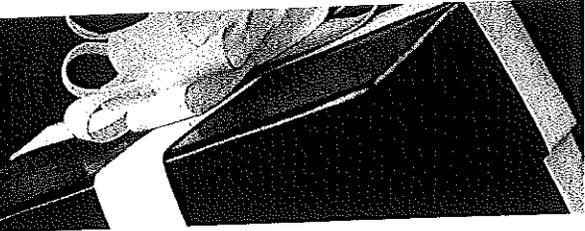
### FRANCHISE BENEFITS

- Fun, Innovative, Cutting Edge Concept
- Established, Effective, and Efficient Systems
- Complete Training
- Ongoing Regional Support
- Advertising and Marketing Support
- Enhanced Franchisee Accountability
- Flexible Scheduling
- Rapidly Growing Industry



JOI Franchising, LLC, 100 Phoenix Ave., Lowell, MA 01852 P. 978-692-0961  
Franchise@jumponinfun.com | www.jumponinfun.com | www.jumponinfranchise.com





## FRANCHISE SUPPORT

### Exceptional Locations

Jump On In® has carefully studied its customer demographics and has determined the optimal area mix necessary for a successful center. Once you have chosen a location, Jump On In® will utilize our expertise to evaluate and approve/disapprove the site, and help you to determine the best layout for your specific facility.

### Complete Training

The new Jump On In® operator will undergo 28 hours of intensive training, covering all aspects of the Jump On In® franchise business including product knowledge, equipment operation and training, customer service, cash management, advertising, and hiring recommendations. In addition to this, there is ongoing support for the life of the franchise.

### Ongoing Assistance

Jump On In's founders are hands-on operators who know the industry, and will reach out past their corporate store to provide all franchisees whatever support they need. This concept also offers regional developer opportunities, so much of your franchise support will be local and accessible.

### Advertising

Jump On In® may collect a monthly advertising fee in the amount of 1-2% of gross sales to support the development and maintenance of a professional marketing plan for discretionary regional and local market areas. Jump On In® believes in promoting its brand name with powerful advertising tools to drive consumers to its franchise locations. We may use a combination of local, regional, and national advertising, including newspaper, radio, and in-store promotions to target the widest possible Jump On In® customer base.

### Expert Experience in the Private Party Industry

The new Jump On In® operator will have the outstanding advantage of utilizing Jump On In's years of knowledge accumulated in the private party industry. Jump On In® strives to be on the cutting edge with our innovative business model. Jump On In's expertise in unit set up, merchandising, customer service, hiring the right personnel to fit the environment, and overall presentation, make it number one in customer satisfaction.

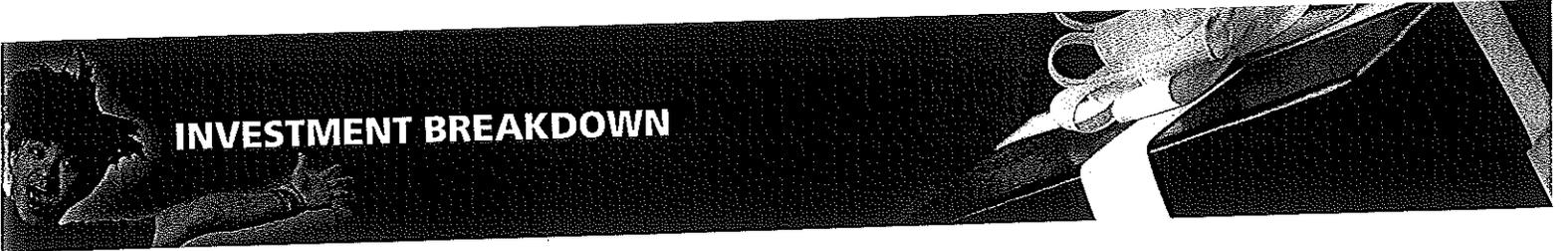


**It's All About Having Fun!**



JOI Franchising, LLC, 100 Phoenix Ave., Lowell, MA 01852 P. 978-692-0961  
Franchise@jumponinfun.com | www.jumponinfun.com | www.jumponinfranchise.com





## INVESTMENT BREAKDOWN

### INITIAL COSTS

#### Franchise Fee

Compensates Jump On In® for materials and services related to start-up, use of trademark, proprietary information, manuals, training, marketing materials, business forms, professional consultation and other support and administrative activities.

#### Leasehold Improvements

This depicts the costs you should expect to incur to complete the build out of your center.

#### Computers

Our current hardware requirements ensure you will have the technological ability to operate your franchise efficiently. You must also maintain a high-speed Internet connection, such as cable, DSL, or fractional T1 (no ISDN), and a custom Jump On In® software package.

#### Permits, Real Estate, Rent & Deposits

Required payments for business licenses and permits, facility rental, security deposits, and various other utility and insurance premium pre-payments as required on an individual basis.

#### Training

Expense related to training-related travel including meals and lodging.

#### Pre-Opening

Professional fees, opening expenses, and Grand Opening advertising.

#### Insurance

You must obtain and maintain the specific insurance coverage that we require and satisfy other insurance-related obligations that may be regulated by your state or local government.

#### Working Capital

Funds allocated for various other expenses regarding start-up and marketing costs, as well as an initial deficit reserve.

#### On-going Franchise Fee

Jump On In® receives a monthly royalty of 5% of gross sales.

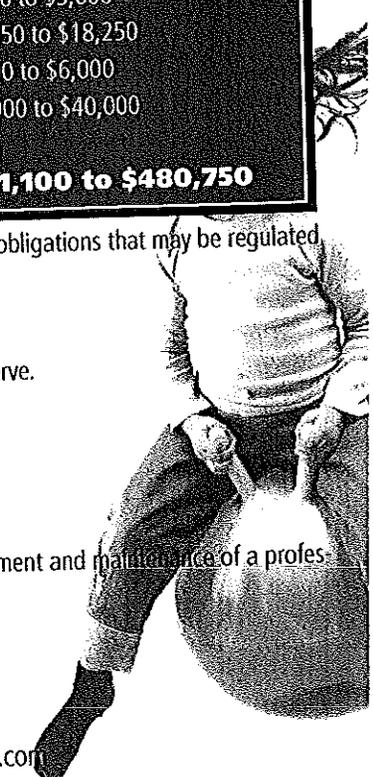
#### Advertising

Jump On In® may collect a monthly advertising fee in the amount of 1-2% of gross sales to support the development and maintenance of a professional marketing plan for discretionary regional and local market areas.

Franchise Fee	\$29,500
Leasehold Improvements & Computers	\$0 to \$225,000
Gym Equipment	\$8,000 to \$64,000
Non-Gym Equipment and Signage	\$29,000 to \$44,000
Permits, Real Estate, Rent & Deposits	\$9,050 to \$51,000
Training	\$1,000 to \$3,000
Pre-Opening	\$11,050 to \$18,250
Insurance	\$1,500 to \$6,000
Working Capital	\$12,000 to \$40,000
<b>Total</b>	<b>\$101,100 to \$480,750</b>



JOI Franchising, LLC, 100 Phoenix Ave., Lowell, MA 01852 P. 978-692-0961  
Franchise@jumponinfun.com | www.jumponinfun.com | www.jumponinfranchise.com





## THE PRIVATE PARTY INDUSTRY

The private party industry is rapidly growing. With parents working longer hours, they are willing to spend more and more money to make sure their children have the best party available – with the least amount of stress. As a whole, the future of the industry is glowing:

- 5 million people celebrate birthdays each week – that's over 700,000 birthdays each day!
- Overall birthday shopping in United States: \$10 Billion.
- 50% of all party-ware spending is for birthdays. 65% of this is spent on children.
- For Americans, birthdays are the #1 reason to party.
- There are over 62 million school-age children and teens, including over 40 million in elementary school and junior high.
- Today's parents have high expectations and want to make every activity enriching for their children.

The latest inflatable designs are becoming more engaging, challenging, and interactive. Jump On In® has recognized an extraordinary market opportunity by taking inflatables out of the backyard and putting them into a private, indoor party facility. Jump On In® is the first company in New England to build on the popularity of classic inflatables and expand to other exciting jumping equipment such as the Jumpshot™ Basketball game.

### THE JUMP ON IN® ADVANTAGE

Jump On In® is designed to be different from other party places that feature inflatables. We've actually designed our business model with the owner in mind. For example, we've set up our business model so your facility will be a five day a week business, rather than a seven day a week business. We realize that even business owners sometimes seek balance in their lives and do not want their facility to be open every day. Our business model allows you to offer parties on a five day schedule, but still leaves you enough flexibility to accommodate the needs of your guests if you'd like to be open for more days when necessary.

Our business model is very popular with our franchisees because it has been designed to allow you to be open only when you have parties scheduled. Our model requires an active owner, but not one who needs to be at the facility during all operating hours.

What makes Jump On In® special for children is that they either have to host the party or be invited to play there, since all parties are private and the facility is not open for walk-in business. This lends itself to bookings months in advance, especially on weekends, to assure parents that their children will have their exciting parties at Jump On In®. Another bonus of being open only by appointment is that Jump On In® franchisees can control their operating and labor costs.

Because safe and controlled environments for children are so important to parents these days, Jump On In® is the perfect place for a party – any party – but of course, children will always have birthdays!

### UNIQUE SERVICE AND ATMOSPHERE

Jump On In® is all about children and Jump On In® is all about fun. You're interested in this industry because you love children and everything about them. The smiling faces, the music, the cheers of excitement, the colorful environment, the sheer joy on children's faces as they celebrate milestones in life. It's all in a day's work at Jump On In®.

*Private parties are by invitation only* so children will enjoy the safety and freedom that comes with being surrounded by the familiar faces that were invited to the party. Face it, kindergartners and teenagers together on jumping equipment is not an ideal combination!

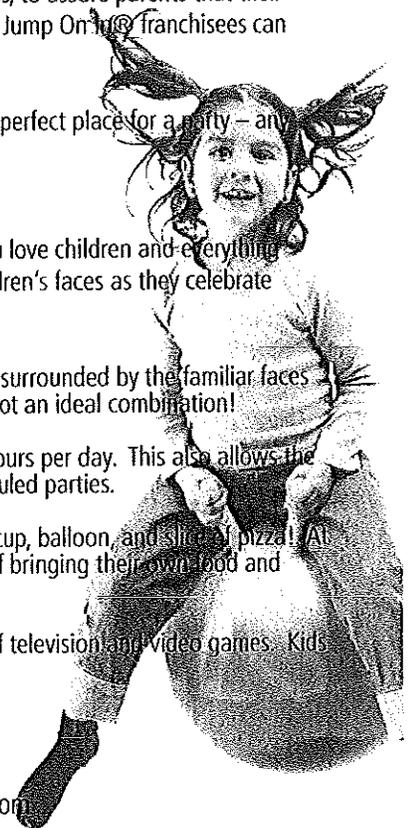
*Advance scheduling of private parties* allows the owner to not be "tied down" to the facility for 12-15 hours per day. This also allows the franchisee to control labor and operating costs because the facility only needs to be staffed during scheduled parties.

*Affordable and appealing option* to "other" private party places that over-charge for every plastic plate, cup, balloon, and slice of pizza! At Jump On In® we offer affordable food and party favor solutions, and we even offer parents the option of bringing their own food and party favors to save even more money if they so choose.

*Cutting edge equipment for an active party* allows today's kids to get much needed exercise in this era of television and video games. Kids love to jump and bounce around on all of the latest inflatable equipment!



JOI Franchising, LLC, 100 Phoenix Ave., Lowell, MA 01852 P. 978-692-0961  
Franchise@jumponinfun.com | www.jumponinfun.com | www.jumponinfranchise.com



## FREQUENTLY ASKED QUESTIONS

### Is financing available?

We do not provide financing, but many banks have programs designed to provide financing to start-up businesses like franchises. We will be happy to provide you with the names of several institutions you can contact.

### What is the franchise fee?

The franchise fee is the amount due upon the signing of a franchise agreement. The franchise fee for Jump On In is shown on the Investment Breakdown page of this document.

### What is the royalty?

The Jump On In royalty amount is shown on the Investment Breakdown page. A royalty is a standard practice in the franchise business and is used to keep the franchisor strong, allowing us to maintain and create ongoing programs and systems that improve the overall company and support the continued growth of the franchise network, thus growing the recognition of the brand name.

### Do I need any previous experience?

Although there are no strict experience requirements, Jump On In® wants their franchisees to be energetic, customer service focused, financially capable, team players who have a genuine commitment to creating a quality experience for parents and children, and are willing to put in the hard work to make their business successful. You bring your aspirations and we will teach you the business.

### Who builds and equips the center?

Jump On In® centers are frequently based out of light industrial parks. We will provide general specifications for the center franchise; it will then be the franchisee's responsibility to have the plans and specifications modified to suit their specific site. Upon our approval, it is then built to specifications with certain design standards particular to Jump On In®.

### What training is provided?

The new Jump On In® franchisee will undergo 28 hours of intensive training, both classroom and on-site, covering all aspects of the Jump On In® franchise business, including operations procedures, customer service, cash management, advertising, promotions, and opening/closing procedures. In addition, there is ongoing support for the life of the franchise.

### How long does it take to open the center after signing franchise agreements?

On average, the franchisee can expect to open their unit six to twelve months after signing the franchise agreements.

### Can I own more than one center?

The mark of an excellent franchise is the rate at which franchisees own more than one location. Jump On In® has a multiple center program that encourages successful franchisees to purchase additional centers by reducing the franchise fee for each successive center.

### How much money will I make?

Profitability varies greatly depending up a number of factors including number of customers, location, capacity and operating costs, as well as the ability of the franchisee to manage and control the business. Jump On In® strives to help its franchises be more successful through marketing, sales procedures, and education.

### Is there a protected territory?

Once you choose an available area, your exclusive territory will be determined based upon demographics such as population and average income, as well as distance from other franchisees.

### What is your website address?

[www.jumponinfun.com](http://www.jumponinfun.com) and [www.jumponinfranchise.com](http://www.jumponinfranchise.com)

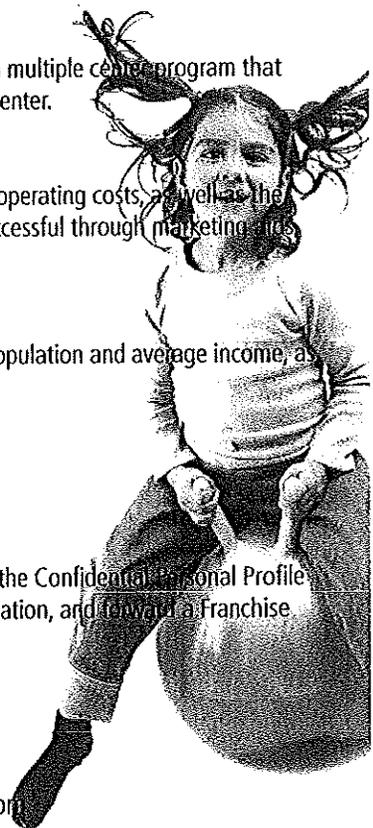
### How do I find out more about this opportunity?

Jump On In® grants qualified applicants the opportunity to open centers and develop territories. Once you fill out the Confidential Personal Profile sheet available at [www.jumponinfranchise.com](http://www.jumponinfranchise.com), we will review your application, contact you with additional information, and forward a Franchise



JOI Franchising, LLC, 100 Phoenix Ave., Lowell, MA 01852 P. 978-692-0961

Franchise@jumponinfun.com | [www.jumponinfun.com](http://www.jumponinfun.com) | [www.jumponinfranchise.com](http://www.jumponinfranchise.com)



**STAFF REPORT**  
*Fun Quest at 475 Willard Avenue*

May 6, 2015

**Petition #15-15:**

**Special Exception (Section 3.17.6: Recreation Uses) at 475 Willard Avenue.  
Fun Quest Inc., applicant; Newington 2007 LLC, owner;  
Seema Sabarda, 12 Baldwin Drive, Farmington CT, contact.**

**Description of Petition #15-15:**

The applicants would like to operate an inflatable amusement activity in a portion of the large industrial building on Alumni Road (the street address is Willard Avenue for historic reasons, but the building has no frontage on Willard). They intend to host children's birthday parties and similar gatherings.

**Staff Comments:**

Section 3.17.6 of the zoning regulations reads as follows:

3.17.6 Recreation Uses (Effective 1-20-98)

- A. Recreation uses such as outdoor or indoor soccer, deck hockey, ice skating rinks and other similar sports facilities but excluding billiard and poolrooms, bowling alleys, arcades and other amusement type uses. Retail sales and food service uses may be permitted in conjunction with a recreation use when determined by the Commission to be subordinate and accessory to the principal recreation use.

The applicants told me that the business is hosting children's birthday parties with a theme of active play inside an inflatable "bouncy house". The party activities will be conducted in one room, after which the children will advance to a second room containing the inflatable "house". Parties will be timed so that one group will be in the party room while a second group will be in the inflatable room. The high ceilings in this industrial building are ideal for this type of activity.

The applicants have provided me with multiple copies of promotional literature (enclosed).

I do not have any concerns with this application at this time.

cc:  
Seema Sabarda  
file

## Minor, Craig

---

**From:** Kari L. Olson <KOLSON@murthalaw.com>  
**Sent:** Wednesday, May 06, 2015 9:20 AM  
**To:** Minor, Craig  
**Cc:** 'law.office.pjb@snet.net'  
**Subject:** Amara

Dear Craig: I spoke with Attorney Boorman yesterday and he informed me that we need to send you a letter stating that Hunter Development Co. joins in the application for site plan approval. I will send that to you today.

Please confirm that the notice of decision on the special permit has been published and when.

I also understand that the Commission wants a written report from the local traffic authority regarding the project before it renders a decision. I must reiterate the following facts:

1. We met with the local traffic authority as required and he unequivocally approved of the plan and was much happier with it than the previously approved project. You were there and can confirm his approval.
2. We submitted a report from an expert traffic engineer that confirmed this use generates significantly less than the previously approved project. In fact, this is probably one of the lowest traffic generators that you can install in a commercial zone.
3. The applicant and owner are entitled to reasonable use of their property and cannot be unduly burdened with the obligation to correct existing traffic issues or to police those who will willfully violate the law.
4. Ultimately, and perhaps most importantly, it will be up to OSTA to decide what curb cuts and other traffic controls to impose upon the applicant.

We hope that the local traffic authority can put his comments in writing by the 13<sup>th</sup>. But even if he cannot, we believe we have given the Commission everything they need to approve the site plan and that it complies with the zoning regulations for same. We, therefore, will not be agreeing to an extension of the timeframe for the Commission to render a decision on the site plan. We have run out of time and we need a decision, one way or the other, on the 13<sup>th</sup>.

Best-  
Kari

**Kari L. Olson**  
*Partner*  
kolson@murthalaw.com



Murtha Cullina LLP | Attorneys at Law | [www.murthalaw.com](http://www.murthalaw.com)  
CityPlace I, 185 Asylum Street | Hartford | CT | 06103-3469  
Direct: 860-240-6085  
Fax: 860-240-5885  
Mobile: 860-808-8267

**CONFIDENTIALITY NOTICE:** This message originates from the law firm of Murtha Cullina LLP. The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of the address or routing, is not an intended recipient, you are hereby notified that you have received this transmittal in error and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete this e-mail and all files transmitted with it from your system and immediately notify Murtha Cullina by sending a reply e-mail to the sender of this message. Thank you.

**STAFF REPORT**  
**Site Plan Approval for Amara Continuing Care Retirement Community**  
**at 751 Russell Road**

May 6, 2015

**Petition #09-15:**

**Site Plan Approval (Continuing Care Retirement Community) at 751 Russell Road. HDC ONE LLC, owner; Amara Community Living LLC, applicant; Kari Olson, Esq., CityPlace I, 185 Asylum Street, Hartford CT, contact.**

**Description of Petition #09-15:**

This is an application for site plan approval of a proposed "Continuing Care Retirement Community" (CCRC) at 751 Russell Road, with primary access from East Cedar Street.

**Staff Comments:**

1. **Compliance with Sec. 8-3(g) of the Connecticut General statutes (Conservation Commission Approval):** At the meeting on April 22nd the Commission reviewed the Town Attorney's letter on this issue.

The letter states that the current Conservation Commission approval *could* satisfy Sec. 8-3(g) *if*, in TPZ's opinion,

"the current Application presents essentially the same effect on the parcel's wetlands as the previous application because it is a downsized plan when compared to the previously approve plan and the changes made are "minor" and it maintains or reduces the previously authorized wetland activity."

A finding to that effect will be included in the draft motion to approve. On the other hand, if the Commission believes that this is not the case, then that finding will be reflected in the draft motion to deny.

2. **Jensen Machine:** In my opinion the site plan does not safely address the existing driveway to Jensen Machine per Section 5.3.4.F.1 of the zoning regulations. This was discussed at the previous meeting and the applicants have had the opportunity to submit at least a sketch of any of the three options that were discussed, but they have not. At a minimum the applicants should be required to modify the plans to show one of those options as a condition of approval.

3. **Retaining Wall:** The zoning regulations require the applicant to submit "design calculations prepared by a professional engineer for any retaining wall that exceeds four feet." (Section 7.4.8.B). The applicants have offered to submit these calculations when they apply for their building permit, but in my experience that can be problematic if the retaining is proposed very close to an adjacent property, as is the case here. I therefore recommend the design calculations be submitted prior to map filing, and that this be a condition of approval.

4. **Proposed Primary Entrance on East Cedar Street:** In response to the request that his comments be in writing, Police Lieutenant Morgan (the Local Traffic Authority) has told me that it would take him a few days to prepare a written report, and unfortunately he was scheduled to

take vacation this week. He hopes to complete his report at least one day before the meeting on Wednesday, May 13.

5. LID Design: The Town Engineer has advised us that the application does not currently completely address the stormwater management regulations, but he is of the opinion that the applicants' engineers are able to do so without impacting the amount of parking shown on the plans, nor the building footprint. He therefore recommended that the Commission vote to approve the plans, but with the condition that they be revised to comply with the LID and related storm drainage requirement. I have no objection to that.

6. Decision Deadline: The "date of receipt" for this application was March 11, 2015. By statute the Commission must vote on the site plan within 65 days of receipt. May 15th is the 65<sup>th</sup> day, and the applicant has informed us that they do not wish to give the Commission an extension to that deadline. I will therefore have two draft motions for the Commission to use, depending on the conclusion of the Commission's discussions.

cc:  
Attorney Kari Olson  
file

**STAFF REPORT**

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

**May 5, 2015**

**Petition #10-15:**

**Special Exception (Section 6.2.4: Free-Standing Sign) at 2897 Berlin Turnpike ("Firestone Complete Auto Care").**

**National Sign Corporation, applicant; SB Newington 433 LLC, owner;  
Darcie Roy, National Sign Corporation, 780 Four Rod Road, Berlin CT, contact.**

**Description of Petition #10-15:**

The applicant would like to install an 18' tall free-standing sign, with a signage area of 60 square feet, double-sided, as allowed in Section 6.2.4 (Free Standing Business Signs). The location of the sign is behind the front yard setback, as required for all properties along the Berlin Turnpike.

**Staff Comments:**

Based on the Commissioners' response to the comments made during the public hearing, there do not appear to be any reason to deny this application. A draft motion to approve is attached.

cc:  
National Sign Company, Inc.  
file



CR# 1563

Petition # 16-15



TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

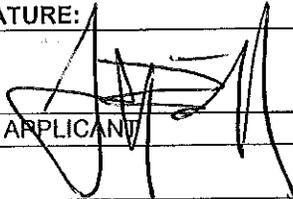
APPLICATION FORM

LOCATION OF PROPERTY: 851 Willard Ave ZONE: Town-wide  
 APPLICANT: Andy Billipp TELEPHONE: 339-223-3121  
 ADDRESS: 277 Cedar St EMAIL: abillipp@gmail.com  
 CONTACT PERSON: same TELEPHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_  
 OWNER OF RECORD: \_\_\_\_\_

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 3.1. 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:

	<u>4/30/15</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.

### **Proposed Zoning Amendment to Section 3.1**

The proposed zoning amendment would allow the Eddy Farm vegetable stand to expand its business to include a mobile vending unit. Our intentions are to use this unit to prepare and sell high quality, locally made ice cream cups and cones, as well as smoothies and fresh juices, to farm stand customers. We believe that the commission should approve this amendment for the following reasons:

- A. The farm stand has been operating in this location for many years, the addition of a mobile vending unit will not impact the surrounding area in the same way that adding a roadside business to a previously unoccupied area would.
- B. No permanent structures or buildings involved. The use of a mobile unit would expand our business with zero impact to the landscape, the surrounding wetlands, or the atmosphere of that particular area.
- C. The farm stand is a family friendly, wholesome part of our community, and a part of daily life for many Newington residents in the summer time. Ice cream and other refreshments, in an outdoor setting, overlooking Newington's last remaining farm would be a welcome addition to the activities and services within walking distance of Newington center.

Thank you for your consideration of this amendment. The Town of Newington and Eddy Farm have always had a good working partnership, and we look forward to hearing the results of our application.

The Billipps,  
Owners, Eddy Farm

## Section 3.1 Uses Permitted in Any Zone

The following uses are compatible with any class of uses and are permitted in any zone. All such permitted uses shall comply with the appropriate height, area and site plan requirements of these regulations.

- 3.1.3 Farms, to include animal husbandry or horticultural uses, under the following conditions:
- A. All structures, except dwellings shall hereafter be located not less than 100 feet from any street line and 100 feet from any dwelling on an adjacent lot, except that this requirement shall not restrict fencing for pastures for horses and cows.
  - B. Roadside farm stands must be set back at least 20 feet from the street line and only produce grown on the premises may be sold. **The Commission may approve one or more vehicle selling food items not made or grown on the premises, such as ice cream.**
  - C. Commercial slaughtering, except animals raised on the premises, is prohibited. The keeping of any animal(s) other than house pets requires at least five (5) acres for such purpose.
  - D. None of these uses shall create offensive odors, noise or unsightly appearance noticeable off the premises.
  - E. A free standing sign not exceeding nine (9) square feet per side and not more than 8 feet maximum height advertising farm products grown or raised on the property may be permitted by Special Exception from the Commission.

**STAFF REPORT**  
***Text Amendment to Allow Non-Produce Sales at Farm Stands***

**May 6, 2015**

**Petition #16-15:**

**Zoning Text Amendment (Section 3.1.3.B: Roadside Farm Stands).  
Andy Billipp, 277 Cedar Street, Newington CT, applicant/contact.**

**Description of Petition #16-15:**

This is a request to amend the zoning regulations pertaining to "farm stands", to allow the sale of items that were not grown on site.

**Staff Comments:**

The family that owns and operates the Eddy Farm would like to be able to sell food items such as ice cream and smoothies. This is currently prohibited under the farm regulations:

- A. All structures, except dwellings shall hereafter be located not less than 100 feet from any street line and 100 feet from any dwelling on an adjacent lot, except that this requirement shall not restrict fencing for pastures for horses and cows. Roadside farm stands must be set back at least 20 feet from the street line and only produce grown on the premises may be sold (emphasis added).

Last year the applicant asked me for help in making it possible to host an ice cream truck at the farm stand. I analyzed the farm stand zoning regulations to identify which restrictions are important to maintain the "residential character" of the neighborhood around the farm stand, and which restrictions could be modified without doing damage to the original intent of allowing farm stands. I felt that adding just the sentence...

The Commission may approve one or more vehicles selling food items not made or grown on the premises, such as ice cream.

...would make it possible for the applicants to sell ice cream without opening up the door to the unrestricted sale of items not grown on the farm.

This text amendment is town-wide, so it needs to be referred to CRCOG not less than 30 before the public hearing.

cc:  
Andy Billipp  
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:** May 7, 2015  
**Re:** Town Planner Report for May 13, 2015

---

1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:** None.
2. **Old Performance Bonds held by Town:** No changes since my last report.
3. **Current Performance Bonds:**
  1. Bond Release for "Gateway Plaza" at 3573 Berlin Turnpike:  
The project is now complete, so I recommend the final \$22,000 be released. See attached draft motion.
4. **Newington Junction TOD Committee:** No report.

cc:  
file

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





# STATE OF CONNECTICUT

## CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: [siting.council@ct.gov](mailto:siting.council@ct.gov)

[www.ct.gov/csc](http://www.ct.gov/csc)

David P. Cooper  
Empire Telecom  
16 Esquire Road  
Billerica, MA 01862

RE: **EM-CING-094-150220** - AT&T Mobility notice of intent to modify an existing telecommunications facility located at 123 Costello Road, Newington, Connecticut.

Dear Mr. Cooper:

The Connecticut Siting Council (Council) hereby acknowledges your notice to modify this existing telecommunications facility, pursuant to Section 16-50j-73 of the Regulations of Connecticut State Agencies with the following conditions:

- Any deviation from the proposed modification as specified in this notice and supporting materials with the Council shall render this acknowledgement invalid;
- Any material changes to this modification as proposed shall require the filing of a new notice with the Council;
- Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;
- Any nonfunctioning antenna and associated antenna mounting equipment on this facility owned and operated by AT&T Mobility shall be removed within 60 days of the date the antenna ceased to function;
- The validity of this action shall expire one year from the date of this letter; and
- The applicant may file a request for an extension of time beyond the one year deadline provided that such request is submitted to the Council not less than 60 days prior to the expiration.

The proposed modifications including the placement of all necessary equipment and shelters within the tower compound are to be implemented as specified here and in your notice dated January 28, 2015. The modifications are in compliance with the exception criteria in Section 16-50j-72 (b) of the Regulations of Connecticut State Agencies as changes to an existing facility site that would not increase tower height, extend the boundaries of the tower site by any dimension, increase noise levels at the tower site boundary by six decibels or more, and increase the total radio frequencies electromagnetic radiation power density measured at the tower site boundary to or above the standards adopted by the Federal Communications Commission pursuant to Section 704 of the Telecommunications Act of 1996 and by the state Department of Energy and Environmental Protection pursuant to Connecticut General Statutes § 22a-162. This facility has also been carefully modeled to ensure that radio frequency emissions are conservatively below state and federal standards applicable to the frequencies now used on this tower.

This decision is under the exclusive jurisdiction of the Council. Please be advised that the validity of this action shall expire one year from the date of this letter. Any additional change to this facility will require explicit notice to this agency pursuant to Regulations of Connecticut State Agencies Section 16-50j-73. Such



CONNECTICUT SITING COUNCIL  
Affirmative Action / Equal Opportunity Employer



John Salomone

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

April 24, 2015

**From:** Terry Borjeson, Chairman, Housing Needs Study Committee  
**To:** Newington Town Council  
**Subject:** **Report of the Housing Needs Study Committee**

In an effort to come to a greater understanding of the housing needs and satisfaction levels among Newington residents, on May 13, 2014 the Newington Town Council created the "Housing Needs Study Committee" and assigned it the task of conducting a survey of needs and satisfaction. The Committee consisted of Councilmembers Terry Borjeson and David Nagel, Newington residents Maureen Lynch, Bob Serra Sr., and William Hall, and Human Services Director Karen Futoma, Town Planner Craig Minor, and Senior and Disabled Center Director Dianne Stone.

The goal of the survey was to obtain information that would help the Town Council and other decision-makers develop housing-related programs and policies for Newington residents. These might include programs and policies that expand the range of housing choice for all Newington residents, but primarily for seniors. Expanded choice makes it easier for seniors to live the way they want to, whether it be to remain in their current home, move to a smaller home, or move to a group setting that provides some amount of assistance.

The Committee met to discuss the assignment, and how to best conduct the survey. The decision was made to obtain the assistance of Dr. John R. Mitrano (Professor of Sociology at Central Connecticut State University) in developing and conducting the survey. 13,150 surveys were mailed on October 24, 2014 – one to every Newington household. Residents were instructed to return the surveys by November 7, 2014. The total number of surveys returned was 3,228 for a response rate of approximately 24.5%. This is a large enough to be considered truly representative of the Town as a whole. A very thorough Executive Summary of the results of that survey is contained in the "Final Report: Assessment of Residential Satisfaction and Future Housing Interests" prepared by Professor Mitrano and the students of his Community Research Methods class (attached), as well as the tabular data itself.

The following are some specific findings from the town-wide survey. We strongly encourage everyone to read the entire Executive Summary, but a few highlights are presented below:

1. 58% of seniors (aged 60 and older) said they intend to remain in their current residence. This speaks to the need for trained aides and other ways to make it possible for seniors to continue to live independently.
2. 65% percent of seniors expressed an interest in senior housing. While the task assigned to the Committee did not include doing an analysis of existing senior housing, it is safe to assume this demand far exceeds current supply.
3. 80% of Newington seniors expect to pay less than \$1,250 per month for housing in the future. While this may be a realistic figure for an apartment with no support services, the average monthly cost for an assisted living apartment in Connecticut in 2014 is \$5,289. [[www.seniorhomes.com/p/assisted-living-cost](http://www.seniorhomes.com/p/assisted-living-cost)]

4. 10% of seniors expressed a “high interest” in living in “subsidized or government-assisted housing”. Again, while the task assigned to the Committee did not include doing an analysis of existing senior housing, it is safe to assume this demand far exceeds current supply.

The Committee members would like to express their appreciation for being given the opportunity to assist the Town of Newington with this important work.

cc:  
file