



NEWINGTON TOWN PLAN AND ZONING COMMISSION

REGULAR MEETING and PUBLIC HEARING

Wednesday, May 22, 2013

Town Hall Conference Room L-101, Lower Level

131 Cedar Street, Newington, CT 06111

7:00 p.m.

A G E N D A

I. ROLL CALL AND SEATING OF ALTERNATES

II. APPROVAL OF AGENDA

III. PUBLIC HEARING:

- a. Petition #18-13: Special Exception (Section 6.2.4: Freestanding Business Sign) at 3573 Berlin Turnpike (Gateway Plaza). Brown Realty LLC, owner; James Brown 59 Cove Road, Lyme CT, applicant/contact. Continued from May 8, 2013.
- b. Petition #20-13: Special Exception (Section 3.15.6: Place of Recreation) at 102 Pane Road. H&H Investments LLC, owner; Bounce Around Inflatables LLC, applicant; Santiago Gil 50 Woodruff Circle, Berlin CT, contact. Continued from May 8, 2013.
- c. Petition #25-13: Special Exception (Section 6.6.2: Sell or Serve Alcoholic Beverages) at 3575 Berlin Turnpike ("Chipotle"). Chipotle Mexican Grill of Colorado, LLC, applicant; Brown Development LLC, owner; Curtis White, 1401 Wynkoop Street, Denver CO, contact.
- d. Petition #27-13: Special Exception (Section 6.2.4: Free-standing Business Sign) at 266 Kitts Lane ("Tyne/Dale Electrical Contractors"). Hartford Sign and Design, applicant; Redphin Associates, owner; Darin Senna, 304 Murphy Road, Hartford CT, contact.

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

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. May 8, 2013

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2013 MAY 16 A 10:47

BY *Tanya Lane*
TOWN CLERK

VII. NEW BUSINESS:

- a. Petition #14-13: One-Lot Subdivision Approval 32 Brooks Edge Drive (Lot #6). Frank Kowal, owner/applicant/contact.
- b. Petition #23-13: TPZ Approval of Outdoor Restaurant Seating at 24 Fenn Road ("Mooyah's"). Hayes-Kaufman Newington LLC, owner; Mooyah's Fenn LLC, applicant; Matt Rusconi, 45 South Main Street, West Hartford CT, contact person.
- c. Petition #26-13: Zoning Amendment (Section 6.2: Signs). Town Plan and Zoning Commission, applicant/contact.
- d. Petition #30-13: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 3164 Berlin Turnpike (Walmart). TNT Fireworks, applicant; Newington VF LLC, owner; Brian Kearney, 56 Prospect Avenue, West Hartford CT, contact.

VIII. OLD BUSINESS:

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING:

- a. Petition #28-13: Special Exception (Section 3.15.3: Restaurant) at 32 Fenn Road. Baires LLC, applicant; Hayes Kaufmann Newington Associates LLC, owner; Albert Garrido, contact.
- b. Petition #29-13: Special Exception (Section 6.2.4: Free Standing Sign) at 56 Fenn Road. Wayside Fence Company, applicant; 56 Fenn Road LLC, owner; Chris Gueret, contact.

X. TOWN PLANNER REPORT

- a. Town Planner Report for May 22, 2013

XI. COMMUNICATIONS

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

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURNMENT

Submitted,



Craig Minor, AICP
Town Planner

As required by PA #03-06, \$60 of this application fee shall be paid to the CT Dept. of Environmental Protection

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION
APPLICATION FORM

CR# 1048

PLANNING AND ZONING COMMISSION ACTION

APPLICATION #:	18-13
SUBMITTED DATE:	4/10/13
RECEIVED DATE:	
REJECTED DATE:	
PUBLIC HEARING DATE:	
SITE PLAN REVIEW DATE:	
EXTENSION DATE:	
COMMISSION ACTION DATE:	
PUBLIC NOTICE DATE:	
FIRST 65 DAYS:	
SECOND 65 DAYS:	

THIS APPLICATION (3-originals and 7-set of plans) SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION OFFICE TWO (2) WEEKS PRIOR TO A REGULARLY SCHEDULED MEETING. THE APPLICATION SHALL BE RECEIVED BY THE PLANNING AND ZONING COMMISSION AT THE NEXT REGULARLY SCHEDULED MEETING THE 2ND AND 4TH WEDNESDAY OF THE MONTH EXCEPT HOLIDAY PERIODS).

APPLICANT: James Brown

ADDRESS: ~~3583 A B~~ 3575 A B TELEPHONE: _____

OWNER OF RECORD ON NEWINGTON LAND RECORDS: 3573 Berlin Tpke. Brown Realty LLC

COMPLETE DESCRIPTION OF LOCATION OF PROPERTY: Gateway Plaza

ZONE: PD zone

NAME, ADDRESS & TELEPHONE OF PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED:
James Brown 59 Cove Rd Lyme TELEPHONE: 860 434-7539

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

- Zone Change to _____ Zone. (Public Hearing)
- Amendment to the Zoning Regulations. (Public Hearing)
- Filing for Subdivision
- Filing for Resubdivision. (Public Hearing)
- Special Exception as required by Section 6.2.4 (sign) of the Zoning Regulations. (Public Hearing)
- Site Development Plan Section _____
- Special Permit as required by Section _____ of the Zoning Regulations. (Public Hearing)
- Other (Describe in Detail) _____

SIGNATURE (S)

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

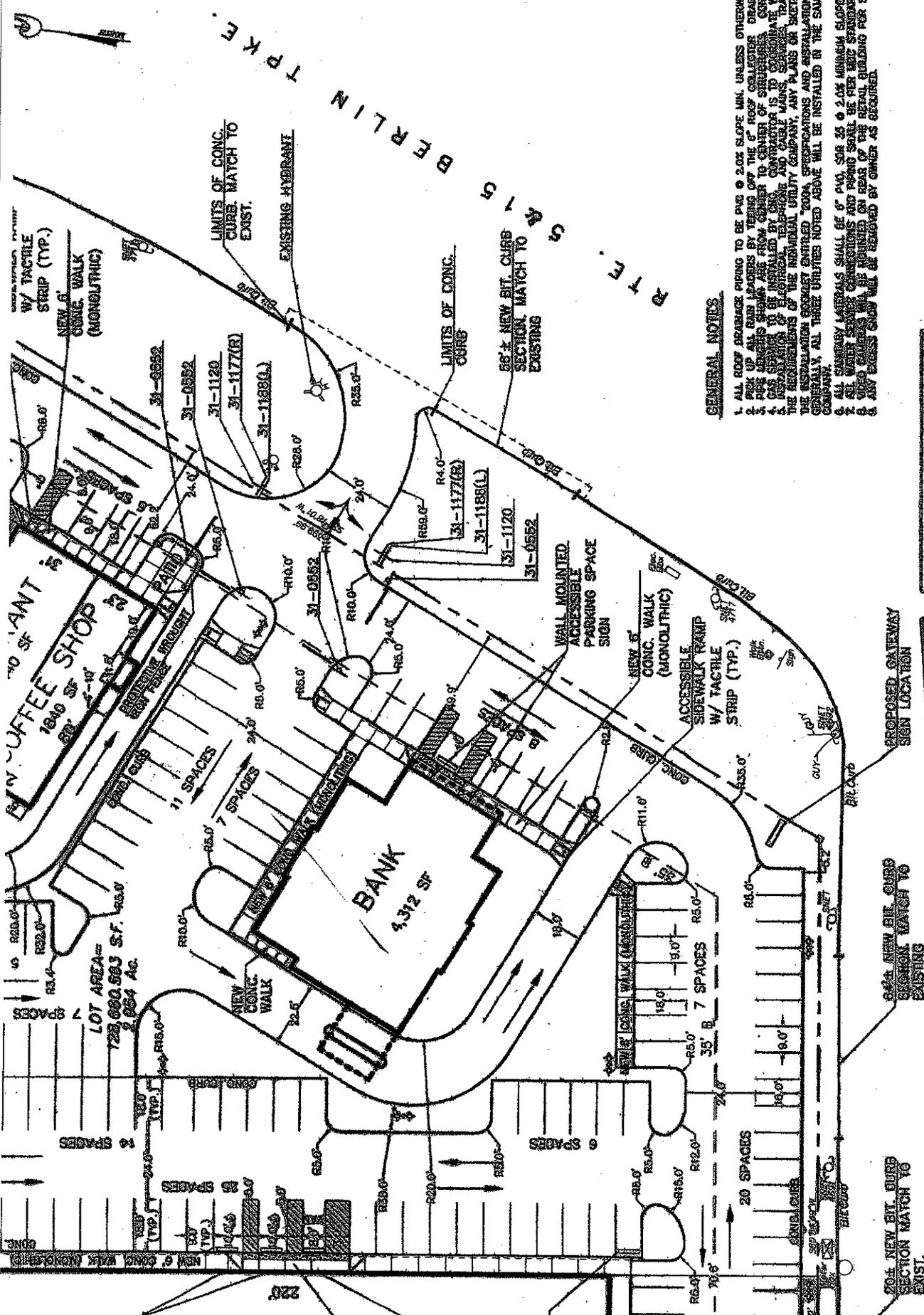
James Brown April 10 2013 James Brown April 10 2013

APPLICANT DATE OWNER DATE

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



APPROVED AND SIGNED UNDER	AT THE	REVISION	REVISION	COMMENT	CHARACTER	DATE



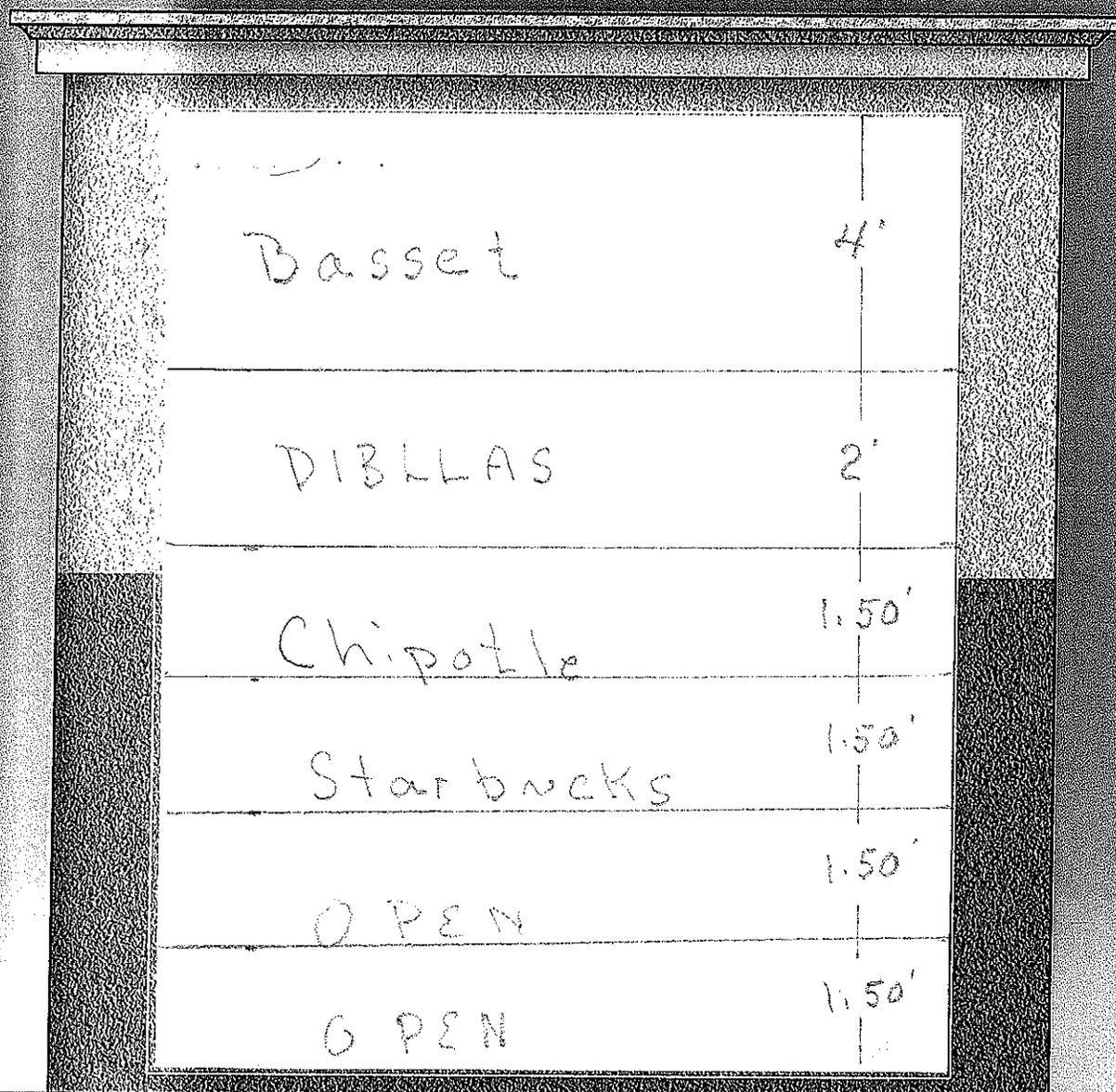
GENERAL NOTES

1. ALL ROOF DRAINAGE PIPING TO BE PVC @ 2.0% SLOPE MIN. UNLESS OTHERWISE NOTED.
2. PICK UP ALL RAIN LEADERS BY TIEING OFF THE 6" ROOF COLLECTOR DRAIN WITH A 6" PVC TO THE STREET.
3. ALL SLOPES SHALL BE FROM CENTER TO CENTER OF SIDEWALKS.
4. ALL SIDEWALKS TO BE INSTALLED BY THE CONTRACTOR IS TO COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL UTILITY COMPACT, ANY PLANS OR SPECIFICATIONS PROVIDED BY THE CITY.
5. ALL SIDEWALKS SHALL BE 48" WIDE MINIMUM UNLESS OTHERWISE NOTED.
6. ALL SIDEWALKS SHALL BE 2.0% MINIMUM SLOPE PER ADA REQUIREMENTS.
7. ALL SIDEWALKS SHALL BE 2.0% MINIMUM SLOPE PER ADA REQUIREMENTS.
8. ALL SIDEWALKS SHALL BE 2.0% MINIMUM SLOPE PER ADA REQUIREMENTS.
9. ALL SIDEWALKS SHALL BE 2.0% MINIMUM SLOPE PER ADA REQUIREMENTS.

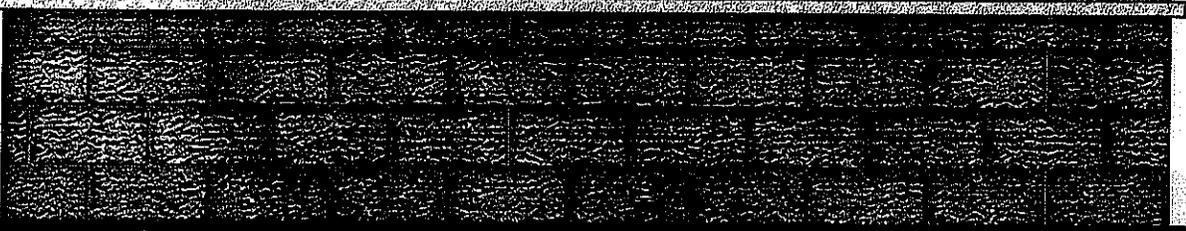
APPROVED BY CONSERVATION COMMISSION

KEY STREET

This drawing reproduced



CANTINA GUANAJON
MEXICO



STAFF REPORT
"Gateway Plaza Monument Sign"

May 15, 2013

Petition #18-13

Special Exception (Section 6.2.4: Freestanding Business Sign)

3573 Berlin Turnpike

Brown Realty LLC, owner/applicant

Description of Petition #18-13:

The owner of this new plaza would like to install a monument sign on the corner of Berlin Turnpike and Rowley Street, containing panels for Basset Furniture, DiBella's Sandwiches, Chipotle, Starbucks, and two future tenants.

The proposed location was shown on the approved site plan for the plaza, but the applicant did not specifically request a special exception when the plaza was approved in 2011. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

The owner was not at the hearing last week because he wrote the wrong date into his calendar.

The proposed location complies with the zoning regulations.

The square footage of the proposed monument sign is well within the "allowance" of total signage allowed for this plaza. The applicant has been warned to keep careful track of the amount of signage he has allocated to this monument sign and to the wall signage for the existing buildings, so that the tenants of the last building aren't prevented from having a reasonable amount of wall signage of their own.

cc:
file

OK# 504

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM

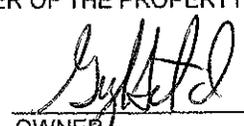
APPLICATION #:	20- # -13
SUBMITTED DATE:	4/11/13
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 102 PANE RD, NEWINGTON CT ZONE: PD
 APPLICANT: SANTIAGO Gil/Bowles Arnold TELEPHONE: 860-951-6456
 ADDRESS: 50 WOODRUFF CIRCLE, BERLIN CT EMAIL: SANTAMAN@COMCAST.NET
 CONTACT PERSON: SANTIAGO Gil TELEPHONE: SAME
 ADDRESS: SAME EMAIL: SAME
 OWNER OF RECORD: H + H INVESTMENTS, LLC

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

- Zone Change to the _____ Zone (Public Hearing required)
- Zoning Amendment to Section _____ (Public Hearing required)
- Subdivision
- Resubdivision (Public Hearing required)
- Special Exception per Section 3, 15, 6 of the Zoning Regulations (Public Hearing required)
- Site Development Plan Approval
- Other (describe in detail) _____

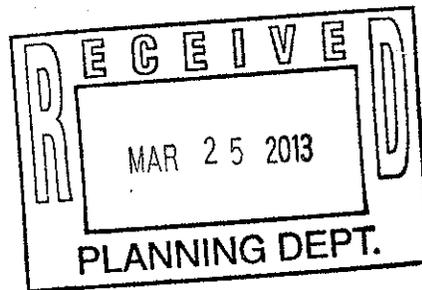
SIGNATURE:

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE OWNER OF THE PROPERTY AND SUBMITTED ALONG WITH SEVEN SETS OF PLANS AND THE REQUIRED FEE.			
	<u>4-11-13</u>		<u>4/11/13</u>
APPLICANT	DATE	OWNER	DATE

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

3/25/13

Attention: Arthur Hanke-Zoning



RE: Bounce Around Inflatables, LLC

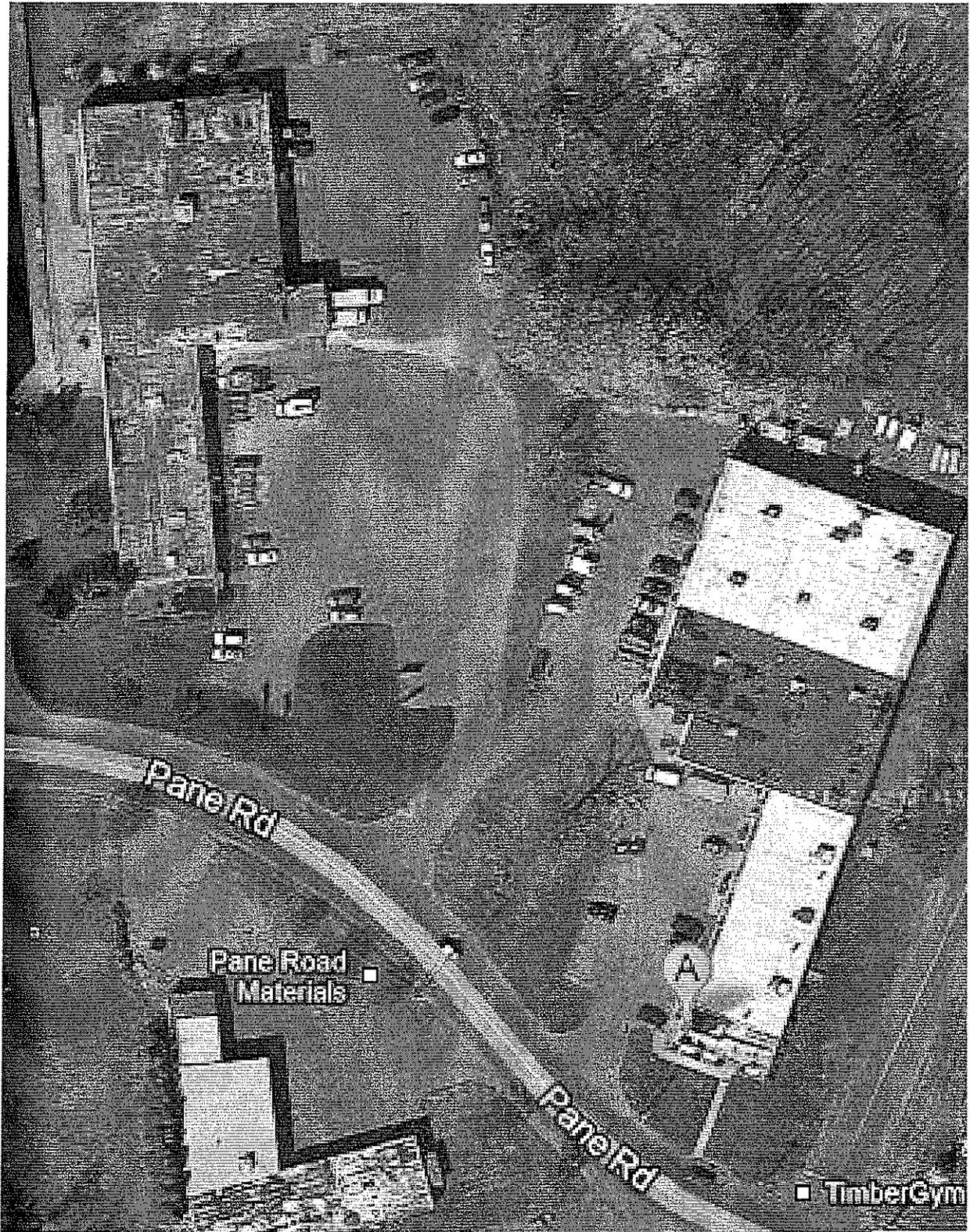
Proposed location: 102 Pane RD, Newington Ct 06111

Business operations:

Bounce Around will provide a safe and healthy play environment for children ages 1-13 consisting of open play sessions or scheduled 2 hour private birthday parties. The play area will consist of approximately 4-6 interactive inflatable obstacle courses, slides and bounce houses, along with an assortment of hands on games like air hockey, ping pong, basketball, and other miscellaneous gaming items. A limited food and soft drink menu will be available to all patrons. Hours of operation will run approximately 10am-6pm M-Thur. and 10am-8pm F-Sun. Entire area is approximately 7,200sf with 2 bathrooms, food area, office, party area and front desk. Play area is approximately 5,500sf. Bounce Around also provides outside rentals of party equipments which is delivered and set up by us.

**Sincerely,
Santiago Gil-Owner**

**Bounce Around Inflatables, llc
C. 860-951-6456
W.860-828-0627**



STAFF REPORT
"Bounce Around Inflatables"

May 15, 2013

Petition #20-13:
Special Exception (Section 3.15.6: Place of Recreation)
102 Pane Road
Bounce Around Inflatables LLC, applicant

Description of Petition #20-13:

The applicant would like to establish a facility in the middle portion of the building at 102 Pane Road to conduct a "bounce house" activity. The activity consists of hosting children's' birthday parties on site, as well as the retail (and possibly wholesale) sale of the inflatable units.

Section 3.15.6 allows this type of use by special exception in the PD zone:

"Places of recreation such as health clubs, bowling alleys, and amusement enterprises but excluding arcades except that up to 10 coin-operated games may be permitted as an accessory use."

Town Planner Comments:

My only concern is with the amount of parking that will be available to Bounce Around customers.

There are 79 parking spaces (per the 2001 site plan) associated with the building at 102 Pane Road.

There are currently three tenants in the building: ImageInk printers in the front of the building; Kempokan Martial Arts (which also offers yoga instruction) behind ImageInk; and On Site Gas Systems (a medical equipment supplier) in the rear of the building. "Bounce Around" would occupy 7,200 square feet of vacant space between the martial arts studio and the equipment supplier.

ImageInk occupies approximately 4050 sf. Using the "industrial and manufacturing" standard of 3 spaces per thousand sf, they require 12 spaces. On Site occupies approximately 10,000 sf and using the same standard, they require 30 spaces. Bounce Around will have a maximum of 54 persons in the space at any one time, and using the "Places of Assembly, Amusement" standard of 1 space per three persons, they require 18 spaces.

$12 + 30 + 18 = 60$ and there are 79 spaces on site, so that leaves 19 spaces for Kempokan Martial Arts. I do not know how many people are there during their peak hour, but if there are no more than 57 people and we use the "Places of Assembly, Amusement" standard of 1 space per three persons, there is enough parking for the three current tenants and Bounce Around.

I am still concerned about the fact that On Site Gas System is storing their equipment in the parking spaces west of and north of the building, taking up parking spaces intended for customers and employees. This violates the intent of the parking standards zoning regulation and it has been brought to the attention of On Site Gas Systems (who happens to own the building).

It came to my attention as I was doing this parking analysis that the former owner of the property did not complete the parking lot as shown on the site plan. If this application is approved, I recommend that completion of the site by the owner be a condition of approval.

As of this writing I have not confirmed that the cross-parking easement is in fact on file in the land records, but I will before the hearing.

cc:
file

STAFF REPORT
Sale of Alcohol at "Chipotle Grill"

May 15, 2013

Petition #25-13:

**Special Exception (Section 6.6.2: Sell or Serve Alcoholic Beverages)
3575 Berlin Turnpike ("Chipotle Grill")
Chipotle Mexican Grill of Colorado, LLC, applicant**

Description of Petition #25-13:

The operator of the Chipotle Grill in the Gateway Plaza would like to serve alcohol. Section 6.6.2 states that

"The Commission may grant a permit to sell or serve alcoholic beverages in buildings permitted in non-residential zones, subject to the following conditions, and the provisions of Section 5.2 and 5.3."

This building is in the PD zone, and the requirement is that the building may not be within 500' of another establishment selling alcohol.

Town Planner Comments:

I have reviewed the vicinity and determined that this would be the only bar or restaurant within 500 feet, in accordance with Section 6.6.3.B.

I spoke with the applicant last week. They would like to serve beer and margaritas only, which he said is typical of their other restaurants. There will be a sign on the front and side doors informing customers that alcohol may not be consumed in the outdoor seating area. I suggest this be a condition of approval.

If approved by TPZ the applicants will have to obtain a State of CT liquor license.

cc:
file

STAFF REPORT
Monument Sign for Tyne/Dale Electrical Contractors

May 15, 2013

Petition #27-13:

**Special Exception (Section 6.2.4: Free-standing Business Sign)
266 Kitts Lane ("Tyne/Dale Electrical Contractors")
Hartford Sign and Design, applicant**

Description of Petition #27-13:

This local business would like to install a monument sign on Kitts Lane in front of their business. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

I have reviewed the plans submitted with this application. The proposed free-standing sign is in accordance with Section 6.2.4.A and 6.2.4.B, and in my opinion the design is "appropriate to the location and the general neighborhood (Section 6.2.4.C).

I have no concerns with this application.

cc:
file

ck# 1059

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM

APPLICATION #:	#25-13
SUBMITTED DATE:	4/26/13
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: Berlin Tpk Bl. 3575 B ZONE: PD

APPLICANT: Chipotle Mexican Grill of Colorado, LLC TELEPHONE: 860-667-7094

ADDRESS: 3575 Unit B, Berlin Turnpike, Newington, CT 06111 EMAIL:

CONTACT PERSON: Curtis C White TELEPHONE: 262-215-3854

ADDRESS: 1401 WYNKOOP Street *see bottom of page EMAIL: Fax 888-589-7315

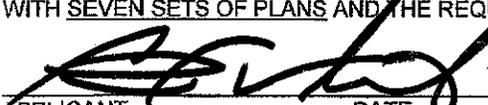
OWNER OF RECORD: Brown Development, LLC Craig Brown - 860-250-9350

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

- Zone Change to the _____ Zone (Public Hearing required)
- Zoning Amendment to Section _____ (Public Hearing required)
- Subdivision
- Resubdivision (Public Hearing required)
- Special Exception per Section 6.6 of the Zoning Regulations (Public Hearing required)
- Site Development Plan Approval
- Other (describe in detail) _____

SIGNATURE:

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

	23 APR 13		23/APR/13
APPLICANT	DATE	OWNER	DATE

NOTE:

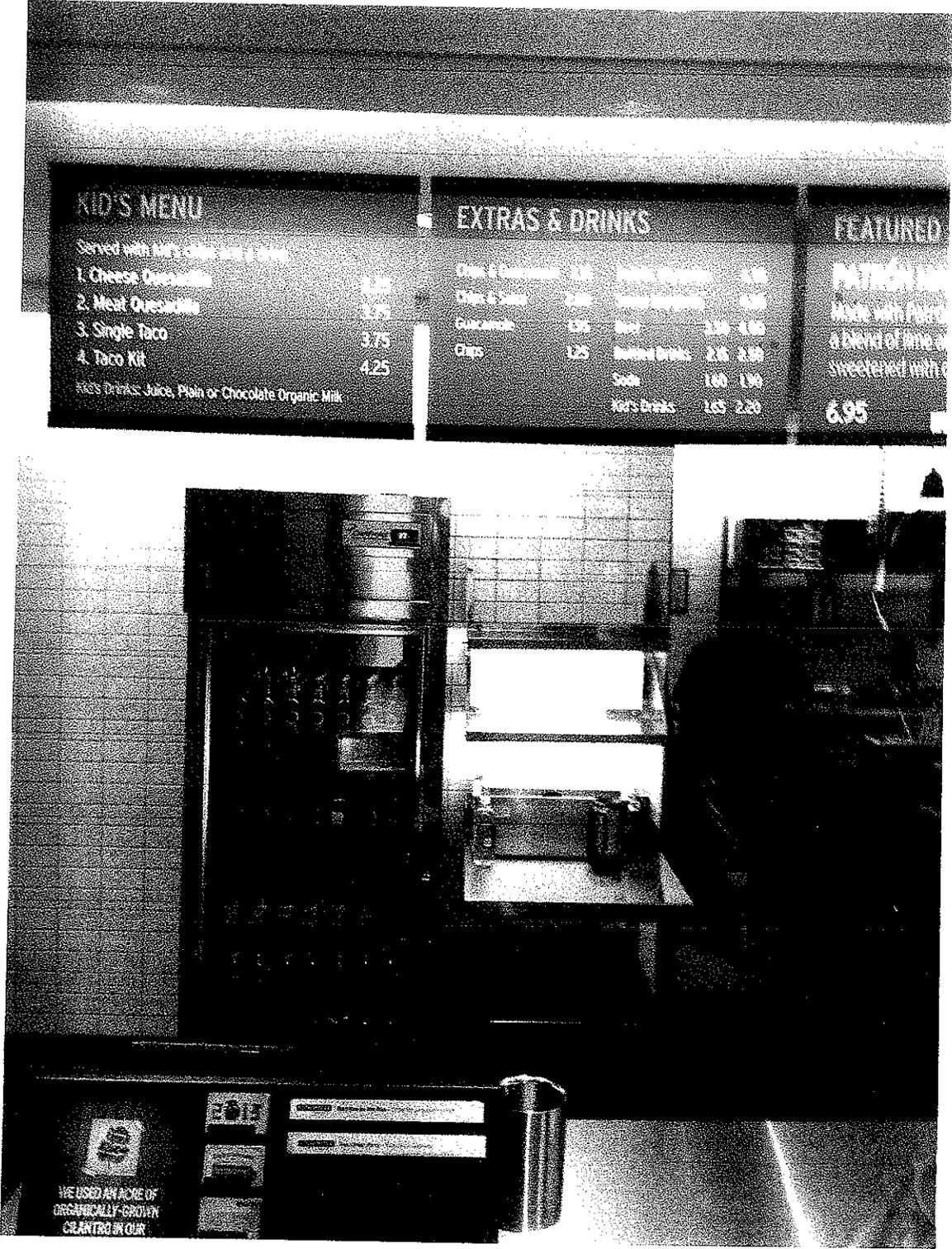
PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF THE NEWINGTON ECONOMIC DEVELOPMENT COMMISSION. APPLICANTS PROPOSING TO BUILD, MODIFY EXISTING SITE PLANS, CHANGE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

Chipotle Mexican Grill, Inc
1401 Wynkoop St.
Suite 500
Denver, Co 80202

Curtis White <curtis.white@chipotle.com>
To: "craig@ctnightlife.com" <craig@ctnightlife.com>
Chipotle liquor

1/11/2016, 2:41 PM

Please see picture below Chipotle sells bottle beer out of the stand up glass case and makes margaritas at the small station right beside the glass case also the beer and marg menu board is captured in the picture all alcoholic beverages are given at the point of sale and consumed on site inside only



Sent from my iPhone

STAFF REPORT
Sale of Alcohol at "Chipotle Grill"

May 15, 2013

Petition #25-13:

**Special Exception (Section 6.6.2: Sell or Serve Alcoholic Beverages)
3575 Berlin Turnpike ("Chipotle Grill")
Chipotle Mexican Grill of Colorado, LLC, applicant**

Description of Petition #25-13:

The operator of the Chipotle Grill in the Gateway Plaza would like to serve alcohol. Section 6.6.2 states that

"The Commission may grant a permit to sell or serve alcoholic beverages in buildings permitted in non-residential zones, subject to the following conditions, and the provisions of Section 5.2 and 5.3."

This building is in the PD zone, and the requirement is that the building may not be within 500' of another establishment selling alcohol.

Town Planner Comments:

I have reviewed the vicinity and determined that this would be the only bar or restaurant within 500 feet, in accordance with Section 6.6.3.B.

I spoke with the applicant last week. They would like to serve beer and margueritas only, which he said is typical of their other restaurants. There will be a sign on the front and side doors informing customers that alcohol may not be consumed in the outdoor seating area. I suggest this be a condition of approval.

If approved by TPZ the applicants will have to obtain a State of CT liquor license.

cc:
file

#9182

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM

APPLICATION #:	25 27-13
SUBMITTED DATE:	5/1/13
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 206 KILLS LANE ZONE: _____

APPLICANT: HARTFORD Sign + Design TELEPHONE: 860 293-1824

ADDRESS: 305 MURPHY RD. HFTO. CT 06114 EMAIL: DARIN@hartfordsignedesign.com

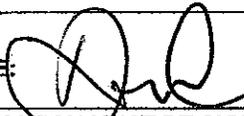
CONTACT PERSON: DARIN SENNA TELEPHONE: " "

ADDRESS: " EMAIL: _____

OWNER OF RECORD: _____

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

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

SIGNATURE: 

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

	<u>4/29/30</u>	X	
APPLICANT	DATE	OWNER	DATE

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

5' CONC. WALK

CABLE GUIDE RAIL

APPROXIMATE WATER LINE

KITTS LANE

ZONE LINE

N 02°28'36" E
135.00'

BIT.
APRON

M.S. FND.
SNET 1055

C.B.
T.F.=184.46

35' FRONT YARD

EDGE OF WOODS

INGRESS/EGRESS
TO REDP

EXISTING

M.S. FND.

100% RESERVE LEACHING AREA

STAKED SILT FENCE
DURING CONSTRUCTION

TP#2

TP#1

B-BT BUSINE

URBANIPIKE ZONE

RESIDENTIAL

ANNEXED ZONE

PROPOSED

UTILITY EASEMENT AREA

GRANTED TO

ASSOCIATES

EXISTING

EDGE OF

EXISTING

36" OAK W/WIRE

FENCE POST

S 87°53'56" E
300.00'

10' SIDE YARD

PROPOSED TREE LINE

78'-4" PVC @ S=12.3%

TP#1

TP#2

TP#3

TP#4

TP#5

TP#6

TP#7

TP#8

TP#9

TP#10

TP#11

TP#12

TP#13

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TP#255

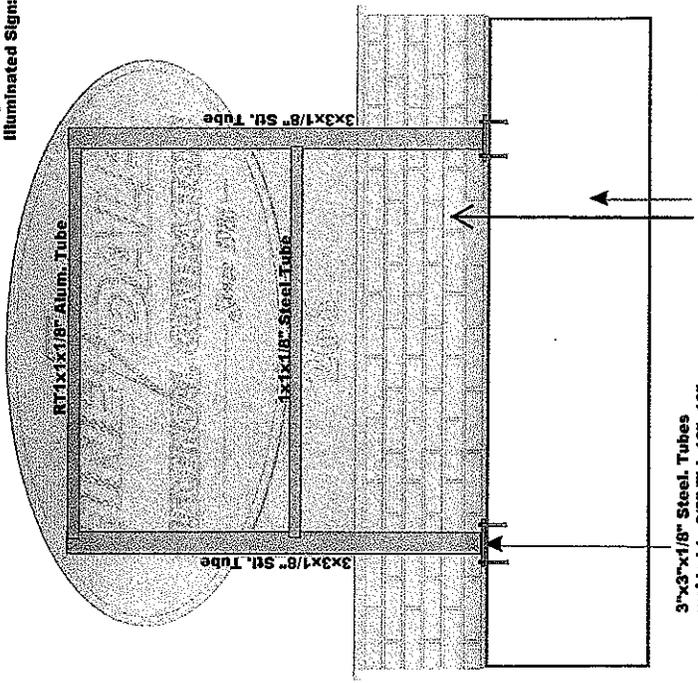
TP#256

Designed per IBC - 2003 & State Building Code, 2005 CT Supplement)
 Snow Loads:
 Ground Snow Load.....Pg-35 psf
 Snow Exposure Factor...Ce=1.0
 Snow Load Importance...Is=1.1
 Thermal Factor.....Ct=1.0

Wind Loads:
 Basic Wind Speed.....100 mph
 Wind Importance Factor...I=1.15
 Wind Exposure.....C
 ASCE Force Coef.....1.8
 Gust Factor.....0.85

Exterior Components designed in accordance with applicable provisions of the ASCE 7-05

Sign Description:
 0.83 Alum. Skin over over 1"x1/8" Framing (Angle or Tube).
 Skirt Framed with 1x1x.125 Alum. Tube with 0.090 Alum. skin.
 Acrylic Faces
 Illuminated Signs: All UL Approved components.



Footings to be 10' wide by 2' Minimum return by 36" minimum depth below grade. Above grade concrete added to top of footing, poured in place monolithic (one concrete pour). Footing depth is 36" or minimum local building code for depth, whichever is greater.

INSTALLATION

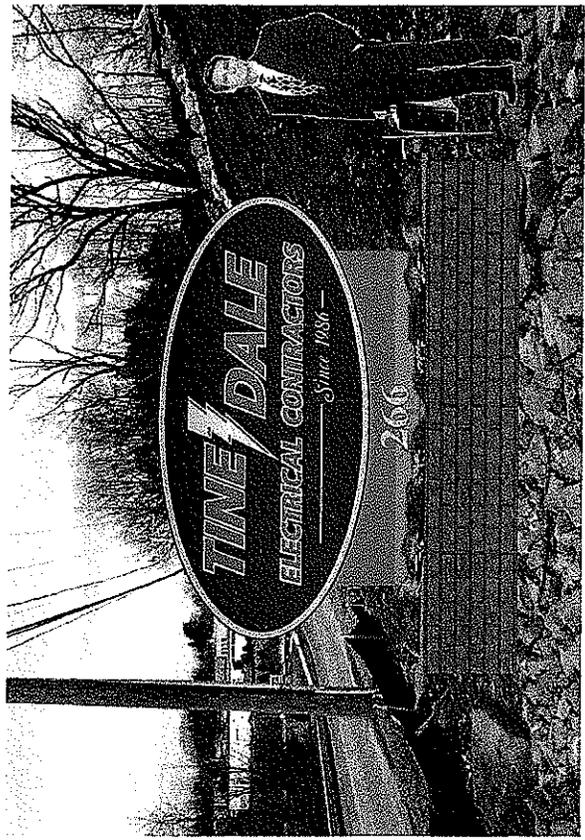
CLIENT:	CONTACT:	DATE:	SPECS:
PROJECT NAME: Tine Dale Monument	WORK PHONE:	START:	
PROJECT LOCATION: 266 Kitts Lane Newington Ct.	CELL PHONE:	LAST REVISION:	
CLIENT ADDRESS:	EMAIL:	DUE:	

Murdock Engineering
 18308 Avalon Ct.
 West Long Branch, NJ 07764
 (973)-570-8215
 Jeffe Murdock P.E.
 Professional Engineer
 CT P.E. License #28541



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HARTFORD SIGN DESIGN
 DESIGN & FABRICATION & INSTALLATION
 860-293-1824



INTERNALLY ILLUMINATED 4' X 8' OVAL ALUMINUM D/F SIGN CABINET & BASE W/ ALUMINUM "266" LETTERS INSTALLED INTO PLANTER BY OTHERS

- General Notes:
- 1.) Minimum concrete strength shall be 3,000 psi
 - 2.) All pier, angle, channel, tee and wide flange shall be ASTM A36 grade unless otherwise specified.
 - 3.) Square and rectangular tube shall be ASTM A500 Grade B
 - 4.) Round pipe shall be ASTM A53 Grade B or equivalent
 - 5.) Design and fabrication according to AISC Steel Construction Manual 13th edition
 - 6.) Concrete design & construction to be in accordance with ACI 318-05
 - 7.) Concrete poured into contained earth excavations must cure under proper conditions for 4 days prior to sign box installation. (Exception: if the overall height of the sign is less than 20 feet and the sign pole is adequately braced against wind loads for a minimum of 4 days, the box may be installed the same day as the footing is poured.
 - 8.) For pier and caisson footings, concrete must be poured against undisturbed earth (Backfill is unacceptable).
 - 9.) Maintain a minimum 3" cover over all embedded steel.
 - 10.) Provide a minimum of 4" cover between bottom of support pole and bottom of concrete footing on all direct burial footings, unless otherwise noted.
 - 11.) If city, silt or organic soil properties are present upon excavation, it is the contractor's responsibility to contact Murdock Engineering for design modification.

STAFF REPORT
Free Standing Sign for Tyne/Dale Electrical Contractors

May 15, 2013

Petition #27-13:

Special Exception (Section 6.2.4: Free-standing Business Sign)
266 Kitts Lane ("Tyne/Dale Electrical Contractors")
Hartford Sign and Design, applicant

Description of Petition #27-13:

This local business would like to install a monument sign on Kitts Lane in front of their business. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

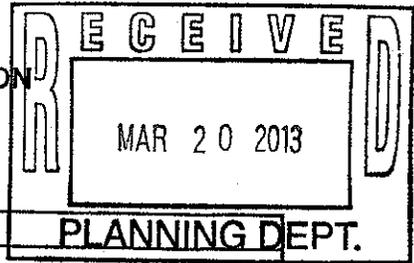
I have reviewed the plans submitted with this application. The proposed free-standing sign is in accordance with Section 6.2.4.A and 6.2.4.B, and in my opinion the design is "appropriate to the location and the general neighborhood (Section 6.2.4.C).

I have no concerns with this application.

cc:
file

CK#1998

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION
APPLICATION FORM



APPLICATION #:	17-13
SUBMITTED DATE:	3/20/13
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: LOT #6 BROOKSEGE DR ZONE: R-D
 APPLICANT: FRANK KOWAL TELEPHONE: 860-798-0590
 ADDRESS: 25 WEBSTER COURT NEWINGTON EMAIL: CCSFKOW@YAHOO.COM
 CONTACT PERSON: FRANK KOWAL TELEPHONE: 860-798-0590
 ADDRESS: 25 WEBSTER COURT NEWINGTON EMAIL: CCSFKOW@YAHOO.COM
 OWNER OF RECORD: FRANK KOWAL

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

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

SIGNATURE:

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

	<u>3/20/13</u>		<u>3/20/13</u>
APPLICANT	DATE	OWNER	DATE

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

STAFF REPORT
Subdivision at 23 Brooks Edge Drive

May 15, 2013

Petition #14-13:
Resubdivision
23 Brooks Edge Drive
Frank Kowal, owner/applicant/contact.

Description of Petition #14-13:

The "Brooks Edge" subdivision was approved by TPZ in 1982 via a two-step process. It received overall "site plan" approval (Petition #668-81) on September 9, 1981, and "subdivision map" approval of Section 1 (Petition #684-81) on January 13, 1982.

However, "subdivision map" approval of one lot was withheld. The TPZ was concerned about the grades and the narrow side yards that were allowed at the time, and questioned whether the lot was really buildable. Apparently the members wanted to see the other homes around it before granting final approval to this lot.

The endorsed site plan has this note on Lot #23: "This lot subject to field approval by Town Plan and Zoning Commission." Interestingly, the endorsed subdivision map reads differently: "This lot subject to *final* approval by the Town Plan and Zoning Commission."

Town Planner Comments:

1. Approval of this lot was withheld in 1982 because the TPZ members wanted to inspect the development after the neighboring houses were built, to see if this lot was "buildable". You could do that, and/or rely on the Town Engineer's comments. I have not received them yet.
2. There is one technical issue which needs to be addressed. In 1982 the minimum lot size in the RD zone was 4,500; today the minimum is 6,000 sf. The lot in question has only 5,139 sf. I think the TPZ would be on solid legal grounds to deny this petition, but I am not recommending you do so, because TPZ did after all give this lot "site plan approval" (whatever that is, in the context of subdivisions) back in 1981. On the other hand it was clearly understood by everyone at the time that this was not the same thing as "subdivision approval", as evidenced by the fact that the lot has been assessed at only a fraction of the other lots (\$17,740 versus \$84,550).
3. In 1982 the minimum sideyard in the RD zone was 10' on one side and 2' on the other; today the minimum is 10' and 5'. This lot is on a curve in the road, and the convention for developing corner lots and lots on a curve is to require two sideyards and no rear yard. The applicant is doing that, but he has chosen to put the smaller sideyard along the north property line where the neighboring house is relatively close. I think the smaller sideyard should be on the west side, where the neighboring house is further away. This would also provide more lawn on the north side to deal with drainage issues. I also think TPZ should require the current minimum of 5', since this is within the applicant's ability to do.

cc:
file