



TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING AND REGULAR MEETING

Wednesday, May 28, 2014

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

7:30 p.m.

A G E N D A

I. ROLL CALL AND SEATING OF ALTERNATES

II. APPROVAL OF AGENDA

III. PUBLIC HEARINGS

- a. Petition #23-14: Special Exception (Section 6.2.4: Free-Standing Sign) at 2551 Berlin Turnpike ("Cody Plaza"). Bianca Signs Inc, applicant; 2551 Berlin Turnpike LLC, owner; Paul Bianca, Bianca American Signs Inc., 99 Newington Avenue, New Britain CT, contact.
- b. Petition #30-14: Special Exception (Section 3.15.4: Drive-through Restaurant) at 3120 Berlin Turnpike ("Panera"). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL, contact.

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

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. May 14, 2014

VII. NEW BUSINESS:

- a. Petition #18-14: Site Plan Approval (Commercial Building) at 2272 Berlin Turnpike. Parth Patel, applicant; Seva Sadan LLC, owner; Parth Patel, 58 Meadow Lane, Berlin CT, contact.
- b. Petition #22-14: 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; Brian Kearney, 93 Chanbrook Road, Stratford CT, contact.

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NEWINGTON TOWN RECORDS

2014 MAY 22 P 12: 24

BY *Tanya D. Lane*
TOWN CLERK

- c. Petition #31-14: Site Plan Approval (Drive-through Restaurant) at 3120 Berlin Turnpike ("Panera"). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL, contact.
- d. Petition #32-14: Site Plan Approval (Building Addition) at 218-240 Hartford Road ("Data-Mail"). Data-Mail Inc, applicant; Mandrell Properties LLC, owner; James McCloskey, 218 Hartford Road, Newington CT, contact
- e. Tree Preservation Easement at "Packard's Way". Donna DiMauro, owner/contact.
- f. Appointment of TPZ Commissioner to the Newington Town Council "Housing Study Committee".

VIII. OLD BUSINESS:

- a. Petition #07-14: Special Exception (Section 3.2.9: Child Care) at 795 North Mountain Road. Nguyen Holding LLC, owner/applicant; Hai Xavier Nguyen, 795 North Mountain Road, Newington CT, contact.

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING:

- a. Petition #33-14: Special Exception (Section 3.2.5: Convalescent or Nursing Home) at 2125 Main Street. Middlewoods of Newington, owner/applicant; David Lawler, 580 Long Hill Avenue, Shelton CT, contact.

X. TOWN PLANNER REPORTS:

- a. Town Planner Report for May 28, 2014

XI. COMMUNICATIONS

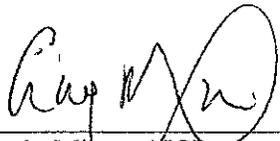
XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURN

Submitted,



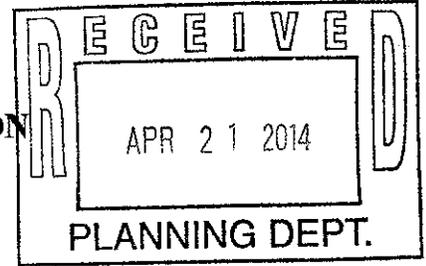
Craig Mihor, AICP
Town Planner

CK # 348978

Petition # 23-14



TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM



LOCATION OF PROPERTY: 2551 BER. TPKE. ZONE: BUSINESS
APPLICANT: BIANCA SIGNS, INC. TELEPHONE: 860-223-8778
ADDRESS: 99 NEWINGTON AVE., N.B. EMAIL: signs@biancasigns.com
CONTACT PERSON: PAUL BIANCA TELEPHONE: 860-223-8778
ADDRESS: - SAME - EMAIL: - SAME -
OWNER OF RECORD: JOSEPH CODY 860-84-0313

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): PER: SPECIAL EXCEPTION 6.2.4

DIRECTORY PYLON SIGN (PER: ART HANKE)

SIGNATURE:

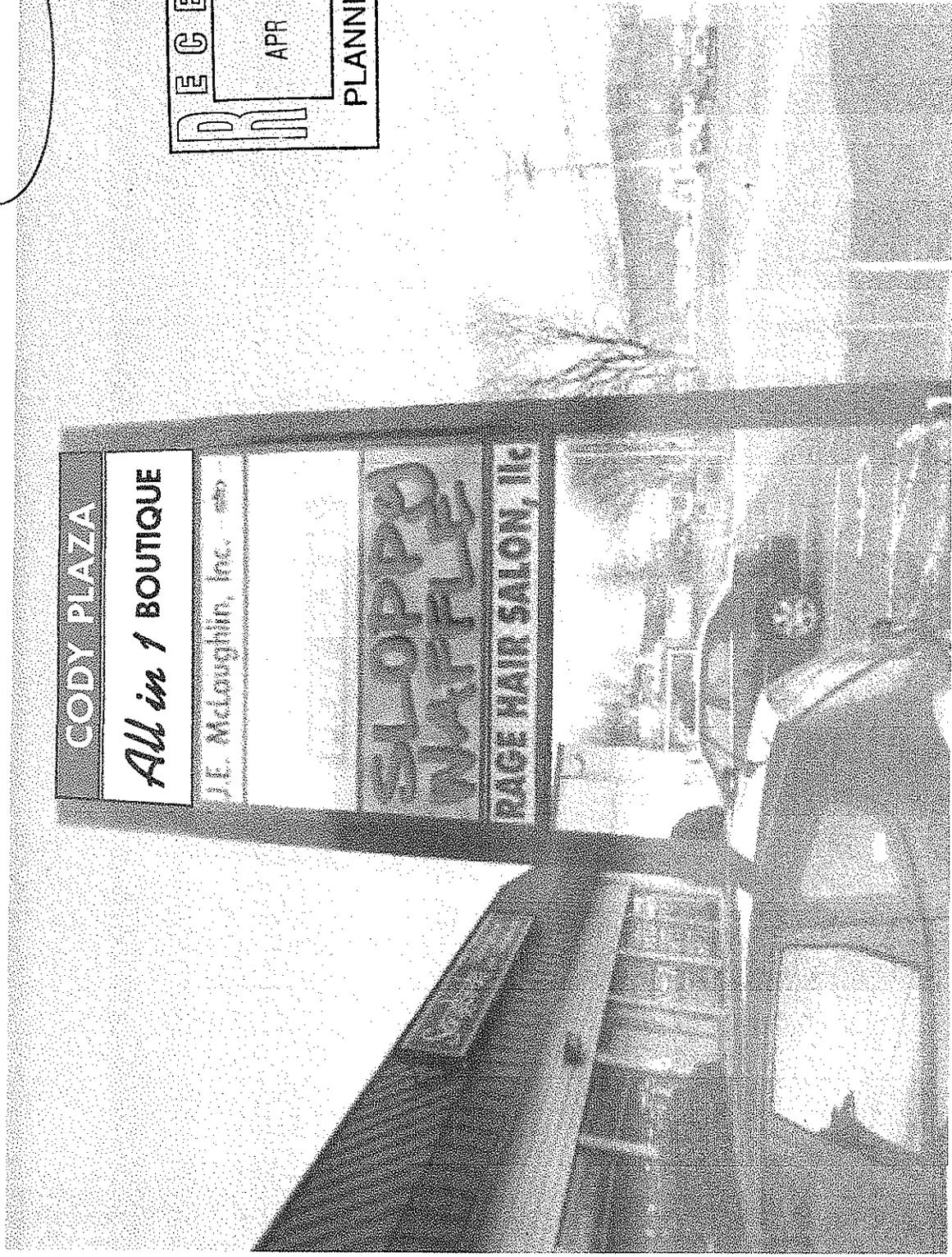
<u>Paul Bianca</u> APPLICANT	<u>04-11-14</u> DATE	<u>Joe Cody</u> OWNER	<u>4/18/14</u> DATE
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COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE 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.

Petition #23-14, 2551 Berlin Tpk.

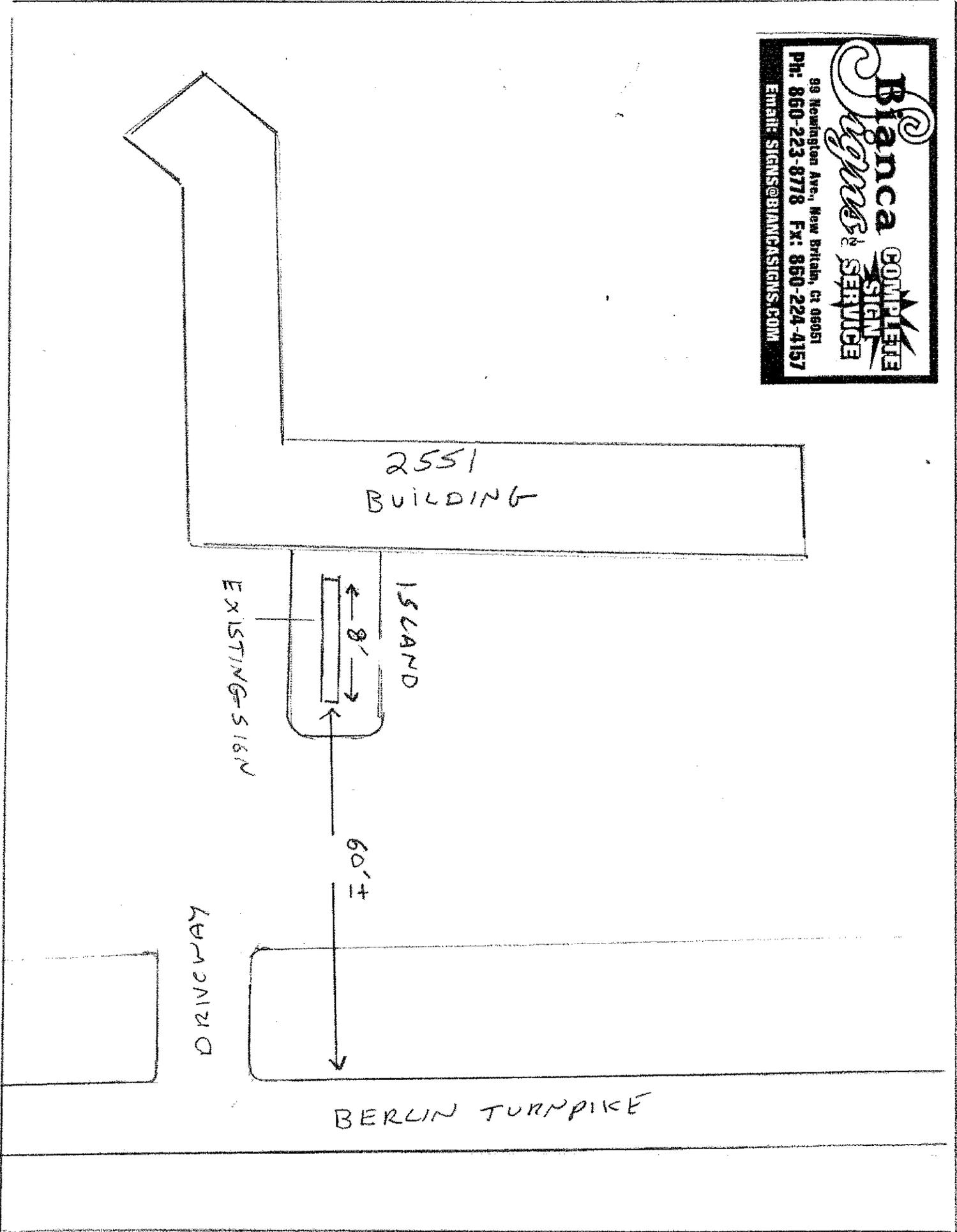
Proposed



RECEIVED
 APR 29 2014
 PLANNING DEPT.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
 DATE 08/20/2014 BY 60322 UCBAW/STP/STP

Bianca COMPLETE SIGN SERVICE
99 Newington Ave., New Britain, Ct 06051
Ph: 860-223-8778 Fx: 860-224-4157
Email: SIGNS@BIANCASIGNS.COM



STAFF REPORT
Free-Standing Sign for "Cody Plaza" at 2551 Berlin Turnpike

May 22, 2014

Petition #23-14
Special Exception (Section 6.2.4: Free-Standing Sign)
2551 Berlin Turnpike ("Cody Plaza").
Bianca Signs Inc, applicant; Paul Bianca, contact.

Description of Petition #23-14:

The applicant would like to add an additional 3' x 8' section to the top of the existing free-standing sign. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

I have asked the Zoning Enforcement Officer to confirm that the site is eligible for this additional 24 square feet of signage. I have also asked him to confirm that the additional 3' of height is in conformance with the regulations.

I visited the site on Monday, May 19 and the "Notice of Public Hearing" sign was not in place. This requirement is described in the application material, plus I send everyone a reminder via email on the Thursday before the Saturday that the sign must be up by.

cc:
Bianca Signs Inc.
file

ck# 2745

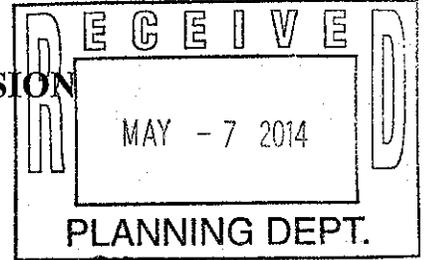
Petition # 30-14



TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM



LOCATION OF PROPERTY: 3120 Berlin Turnpike ZONE: PD
 APPLICANT: Norr Architects, Engineers, Planners TELEPHONE: (312)873-1018
 ADDRESS: 325 N. LaSalle Street, Suite 500, Chicago, IL EMAIL: Bryan.Slonski@norr.com
 CONTACT PERSON: Bryan Slonski TELEPHONE: same as above
 ADDRESS: same as above EMAIL: same as above
 OWNER OF RECORD: Newington VF LLC, C/O Vornado Realty Trust

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 3-15.4 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
(Drive Through Restaurant)
- Site Plan Approval or Modification
- Other (describe in detail, or attach): _____

* SIGNATURE:

(for owner & Applicant)

* <u>[Signature]</u>	<u>05/07/14</u>	* <u>[Signature]</u>	<u>05/07/14</u>
APPLICANT	DATE	OWNER	DATE

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NOTE: ~ 1 original & 10 plan copies per Craig Miner on 05/05/14
 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.

STAFF REPORT
Drive-Through Lane for "Panera" at 3120 Berlin Turnpike

May 22, 2014

Petition #30-14:

**Special Exception (Section 3.15.4: Drive-through Restaurant)
3120 Berlin Turnpike ("Panera").**

**Norr Architects, applicant; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL,
contact.**

Description of Petition #30-14:

The applicant would like to create a drive-through lane on the site of the existing "Panera" restaurant. Restaurants with drive-through lanes are allowed by special exception per Section 3.15.4 of the zoning regulations.

Staff Comments:

I have no issues with this application. I will have a few comments for the site plan itself.

cc:
Bryan Slonski
file

STAFF REPORT
Site Plan Approval for Commercial Building at 2272 Berlin Turnpike

May 22, 2014

Petition #18-14:
Site Plan Approval (Commercial Building)
2272 Berlin Turnpike
Parth Patel, applicant/contact

Description of Petition #18-14

This is a new two-story office building at the north end of the Berlin Turnpike, on the east side. The property slopes downward on the east, so the building is one-story tall in front and two-stories tall in back. The parcel is L-shaped with the developable area on the Berlin Turnpike and a narrow amount of land on Prospect Street.

Staff Comments

1. Mr. Bongiovanni has submitted a revised plan that addresses all of the items in my letter to him of April 15, 2014 including the lack of any LID techniques. He has submitted a statement from geotechnical consultant Clarence Welti confirming that the soils are not conducive for a more extensive system of LID techniques.
2. I have no objection to the applicant's request to waive the parking setback, as allowed under Section 6.10.4B. This requires a two-thirds vote by the TPZ.
3. The Town Engineer has not completed his review of the storm water management design.

cc:
Parth Patel
Alan Bongiovanni
file



TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM

LOCATION OF PROPERTY: 2985 Berlin Turnpike ZONE: PD
APPLICANT: TNT Fireworks Brian Kearney TELEPHONE: 203-903-6228
ADDRESS: 93 Chanbrook Dr Stratford Ct 06444 EMAIL: kearneyb@tntfireworks.com
CONTACT PERSON: Brian Kearney, Mgr CT/RI TELEPHONE: 203-903-6228
ADDRESS: 93 Chanbrook Dr Stratford Ct 06414 EMAIL: _____
OWNER OF RECORD: Brixmor Property Group (Letter attached)

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): Erect temporary 20'x40' tent for the sale of CT legal fireworks

SIGNATURE: _____ (attached)
Brian Kearney 4/17/14
APPLICANT DATE OWNER DATE

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Brian Kearney, Area Manager CT and RI
Ann Kearney, Permit Coordinator
phone 203-903-6228
Fax 888-724-4513
kearneyb@tntfireworks.com

93 Chanbrook Rd.
Stratford, CT 06614



STATEMENT OF PURPOSE

American Promotional Events, Inc, dba TNT Fireworks is submitting for site plan review approval for the attached application.

The purpose is to sell from June 16, 2014-July 7, 2014 state allowed sparklers and sparkling devices. The hours of operation will be 9:00 AM-10:00 PM Monday-Thursday, 9:00 AM-11:00PM as permitted by location ordinances.

There will be two fire extinguishers readily accessible. "No Smoking" and age limit signs will be posted and enforced. Product information with per chlorate information, along with tent flammability certificate will be provided to your Fire Marshal.

STAFF REPORT
"TNT Fireworks" Tent Sale

May 22, 2014

Petition #22-14:

**TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale
2985 Berlin Turnpike (Turnpike Plaza)
TNT Fireworks, applicant; Brian Kearney, contact**

Description of Petition #14-14:

TNT Fireworks is requesting TPZ permission to sell fireworks from the Turnpike Plaza parking lot at 2985 Berlin Turnpike, from June 16, 2014 through July 7, 2014. The hours of operation would be from 9 am to 10 pm Monday through Thursday, and from 9 am to 11 pm on Friday, Saturday and Sunday if allowed under Newington ordinances.

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 frontyard setback area, when approved by the Commission."

Staff Comments:

The applicant has submitted a site plan sketch showing where the tent will be, and I have no objection to this location.

The Fire Marshal has also reviewed the location and it is acceptable to him.

cc:
Brian Kearney
file

UK# 2746

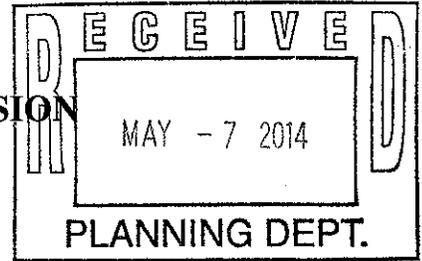
Petition # 31-14



TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM



LOCATION OF PROPERTY: 3120 Berlin Turnpike ZONE: PD
 APPLICANT: Norr Architects, Engineers, Planners TELEPHONE: (312)873-1018
 ADDRESS: 325 N. LaSalle Street, Suite 500, Chicago, IL EMAIL: Bryan.Slonski@norr.com
 CONTACT PERSON: Bryan Slonski TELEPHONE: same as above
 ADDRESS: same as above EMAIL: same as above
 OWNER OF RECORD: Newington VF LLC, C/O Vornado Realty Trust

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

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- 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: (for owner & Applicant)

* <u>[Signature]</u>	<u>05/07/14</u>	* attached	<u>05/07/14</u>
APPLICANT	DATE	OWNER	DATE

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STAFF REPORT
Drive-Through Lane for "Panera" at 3120 Berlin Turnpike

May 22, 2014

Petition #31-14:

Site Plan Approval (Drive-through Lane)

3120 Berlin Turnpike ("Panera").

Norr Architects, applicant; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL, contact.

Description of Petition #30-14:

The applicant would like to create a drive-through lane for the existing "Panera" restaurant. Restaurants with drive-through lanes are allowed by special exception per Section 3.15.4 of the zoning regulations.

Staff Comments:

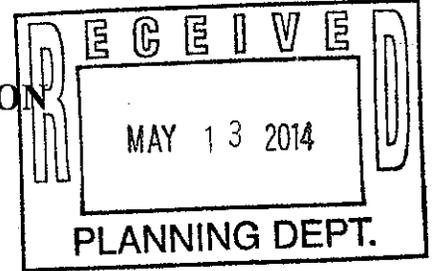
I have a few issues with this site plan, which I conveyed to the applicant. As of this writing I have not gotten a response.

1. I have requested the applicant included a detailed landscaping plan for at least the west side of the property to show how the drive-up window will be screened from view from the Berlin Turnpike.
2. The site plan shows a transformer in the front yard. This is prohibited under Section 6.10.4.B, but can be waived by a two-thirds vote of the TPZ under Section 6.10.5.C. The applicant needs to request such a waiver in writing.
3. The building elevations that the applicant submitted do not clearly show what the new drive-through window will look like.
4. This plan eliminates three parking spaces. According to the applicant's statements on the plan there is still sufficient parking, but I need a copy of the floor plan so that I can verify this. I have asked him for a floor plan.
5. As of this writing I have not received review comments from the Town Engineer so I cannot confirm that the LID techniques shown (two rain gardens connected by a perforated pipe) are sufficient. They probably are, since the amount of additional impervious surface created by the drive-through lane is minimal.

cc:
Bryan Slonski
file



TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM



LOCATION OF PROPERTY: 218-240 Hartford Ave ZONE: PD
APPLICANT: Data-Mail, Inc. TELEPHONE: 860-666-0399
ADDRESS: 240 Hartford Ave EMAIL: _____
Newington, CT 06111
CONTACT PERSON: James McCloskey TELEPHONE: 860-666-0399
ADDRESS: 240 Hartford Ave, Newington, CT 06111 EMAIL: _____
OWNER OF RECORD: Mandell Properties, LLC

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

- Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
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- 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>5/12/14</u>		<u>5/12/14</u>
APPLICANT	DATE	OWNER	DATE

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STAFF REPORT
Site Plan Approval for "Data-Mail"

May 22, 2014

Petition #32-14

Site Plan Approval ("Data-Mail")

218-240 Hartford Road

Mandrell Properties LLC, owner; James McCloskey, contact

Description of Petition #32-14

The owners of the property want to demolish a small, freestanding 2100 s.f. building located on the east side of the parcel, and in its place construct a 13,144 s.f. addition to the 637,183 s.f. major building.

Staff Comments

I have not completed my review of the site plan, but I don't see any obvious issues. I will try to have a report for you on this application on Wednesday.

cc:
file



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner
Date: May 22, 2014 *CM*
Re: **Housing Needs Survey Committee**

The TPZ has been asked by the Town Council to nominate a representative to the Town Council's "Housing Needs Survey Committee".

Carol Anest has volunteered to serve on this committee. Her choice as the TPZ's representative should be voted on by the TPZ.

cc:
file

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



The Courant

THURSDAY, MAY 22, 2014 | 11:24 AM EDT

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Newington Council Approves Housing Survey

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By **CHRISTOPHER HOFFMAN**, Special to The Courant

The Hartford Courant

4:26 p.m. EDT, May 15, 2014

NEWINGTON -- The town council this week approved creation of a panel to conduct a housing needs survey despite the objections of minority Republicans.

Majority Democrats said the survey, which residents will be asked to fill out, would provide information needed to help the town plan development. Over the last year, councilmen from both parties have expressed concern about a lack of affordable senior housing in town.

"It [the survey] is just a tool," Democratic Mayor Stephen Woods said.

But the council's three GOP members objected because of concerns about the study's accuracy. They worried that skewed results might be used to support construction of housing around the planned Newington Junction CTfastrak station.

Topics

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The town released a preliminary proposal earlier this month suggesting nearly 400 housing units could be built over time around the station after the busway begins service next year. Some residents and some town officials strongly condemned the proposal, saying the town doesn't want more housing.

"I don't think there's a need to be doing a housing survey," GOP Councilman Dan Dinuzio said. "There's a lot of development coming down the pike, but I don't see housing as a viable option."

Majority Leader Terry Borjeson emphasized that the Newington Junction plan was very preliminary proposal. There is no plan to build large numbers of housing units there, he said.

"What that did was give us ideas," Borjeson said. "There was no determination. There's no master plan to build massive housing in Newington."

Woods and Deputy Mayor Clarke Castelle said the study's purpose is to assess overall housing needs and is not linked to the Newington Junction proposal.

"I don't understand why we are talking about Newington Junction," Castelle said. "I don't understand why we are talking about the busway."

Democratic Councilwoman Myra Cohen asked whether the survey could include questions about the desirability of commercial and industrial development. Cohen and other town officials have said they want that type of development instead of housing to strengthen the town's tax base.

But Leslie Higgins-Biddle of the Local Initiatives Support Corporation, which is assisting the town with the survey, said that it didn't make sense to include such questions.

"I think a housing survey is pretty much a housing survey," Higgins-Biddle said. "I think you're mixing apples and oranges."

The survey committee will consist of two councilmen, one from each party, a zoning board member, a Newington Senior and Disabled Center member and a member of Interfaith Community. In spite of voting against creation of the committee, Minority Leader David Nagel said he would serve on the body.

The committee must report back to the town council with the survey results by Nov. 13.

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STAFF REPORT
Day Care Facility at 795 North Mountain Road

May 22, 2014

Petition #07-14:

Special Exception (Section 3.2.9: Child Care Center)

795 North Mountain Road

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

Description of Petition #07-14:

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

Staff Comments:

I have nothing to add to the record at this time.

The applicant has asked if he may submit photographs (through me) to the Commission of the driveway. In my opinion the Commission may, if it wishes, accept such photographs because they provide clarification of an issue that was raised during the public hearing. They could also be said to be answering a question that came up during the hearing.

They are not "new information" which would not be acceptable after the hearing is closed.

cc:
file



Petition # 33-14

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM

LOCATION OF PROPERTY: 2125 Main Street ZONE: PD
APPLICANT: Middlewoods of Newington Inc. TELEPHONE: 203 929-2107
ADDRESS: 580 Long Hill Avenue - Shelton, CT 06484 EMAIL: dlawlor@unh.org
CONTACT PERSON: David M. Lawlor - President TELEPHONE: 203 929-2107
ADDRESS: 580 Long Hill Avenue - Shelton, CT 06484 EMAIL: dlawlor@unh.org
OWNER OF RECORD: Middlewoods of Newington, Inc.

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

- Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- Subdivision
- Resubdivision (Public Hearing required).
- Special Exception per Section 3.2.5 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	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.

STAFF REPORT
Site Plan Approval for "Middlewoods"

May 22, 2014

Petition #33-14:

Special Exception (Section 3.2.5: Convalescent or Nursing Home)

2125 Main Street

Middlewoods of Newington, owner/applicant; David Lawler, 580 Long Hill Avenue, Shelton CT, contact.

Description of Petition #33-14

The owners of Middlewoods want to create additional parking on the northeast side of the property.

Whenever the operators of a special permit activity want to make a physical change to their site, it should be handled as a modification to the special permit. In this case I particularly feel a hearing is warranted since the additional parking will be close to the property of the neighbor who was so outspoken the last time Middlewoods wanted to make a change to the site plan.

Staff Comments

I recommend the public hearing be scheduled for the next meeting on June 11, 2014.

cc:
file



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Date: May 22, 2014
Re: **Town Planner Report of May 28, 2014**

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1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:** At the last meeting I was asked about a dog-grooming activity that was approved by the staff at "Stew Leonard's". I will have a report on this at the meeting.
 2. **Old Performance Bonds held by Town:** I will have a report at the meeting.
 3. **Newington Junction TOD Planning:** The consultants' final report (which contains most of the information that was presented at the May 1 meeting) has been distributed to the members of the Newington Junction Planning Committee. The next meeting of the committee has not as of this writing been scheduled.
 4. **Revision to Sign Regulations:** This committee has not met since my last report. The next meeting will be May 28, 2014.
 5. **Status of "Modern Tire" Appeal:** Nothing new since my last report.

cc:
file

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