NEWINGTON TOWN PLAN AND ZONING COMMISSION

REGULAR MEETING and PUBLIC HEARING

Wednesday, May 8, 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.

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.

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

V. **REMARKS BY COMMISSIONERS**

VI. **MINUTES:**

a. April 24, 2013

VII. **NEW BUSINESS:**

a. 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.

b. Petition #24-13: TPZ Approval of Outdoor Restaurant Seating at 2551 Berlin Turnpike ("The Sloppy Waffle"). 2551 Berlin Turnpike LLC, owner; Luz Ramos, 164 Eddy Lane, Newington CT, applicant/contact person.

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS
2013 MAY -3 P 2:09
BY Tanya D Lane
TOWN CLERK

VIII. **OLD BUSINESS:**

a. Petition #15-13: Zone Change (Planned Development to Planned Residential) at 2116 Main Street. Town Plan and Zoning Commission, applicant/contact; State of Connecticut Department of Transportation, owner.

b. TPZ-endorsement of the "Senior Affordable Housing Overlay Zone" technical assistance grant application submitted to the Capital Region Council of Governments (CRCOG).

IX. **PETITIONS FOR PUBLIC HEARING SCHEDULING:**

a. 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 .

b. Petition #26-13: Zoning Amendment (Section 6.2: Signs). Town Plan and Zoning Commission, applicant/contact.

c. 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.

X. **TOWN PLANNER REPORT**

a. Town Planner Report for May 8, 2013

b. ZEO Monthly Report for April 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

STAFF REPORT #2
"Gateway Plaza Monument Sign"

May 2, 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 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

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

CK# 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 - 3595 A B~~ 3573 Berlin Tpke. TELEPHONE:

OWNER OF RECORD ON NEWINGTON LAND RECORDS: 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)

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

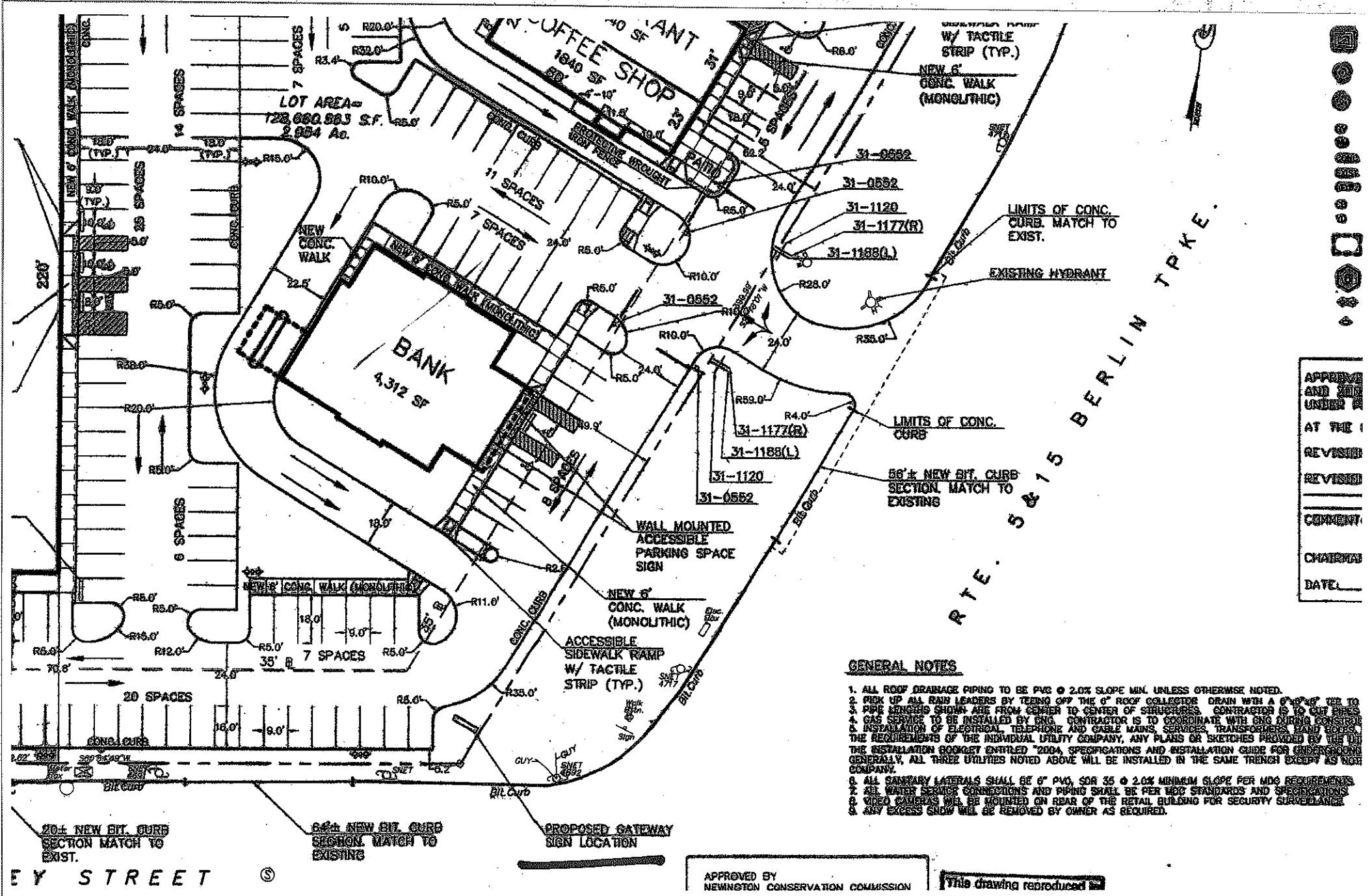
SIGNATURE (S)

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.

April 10th — April 10th 21

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.



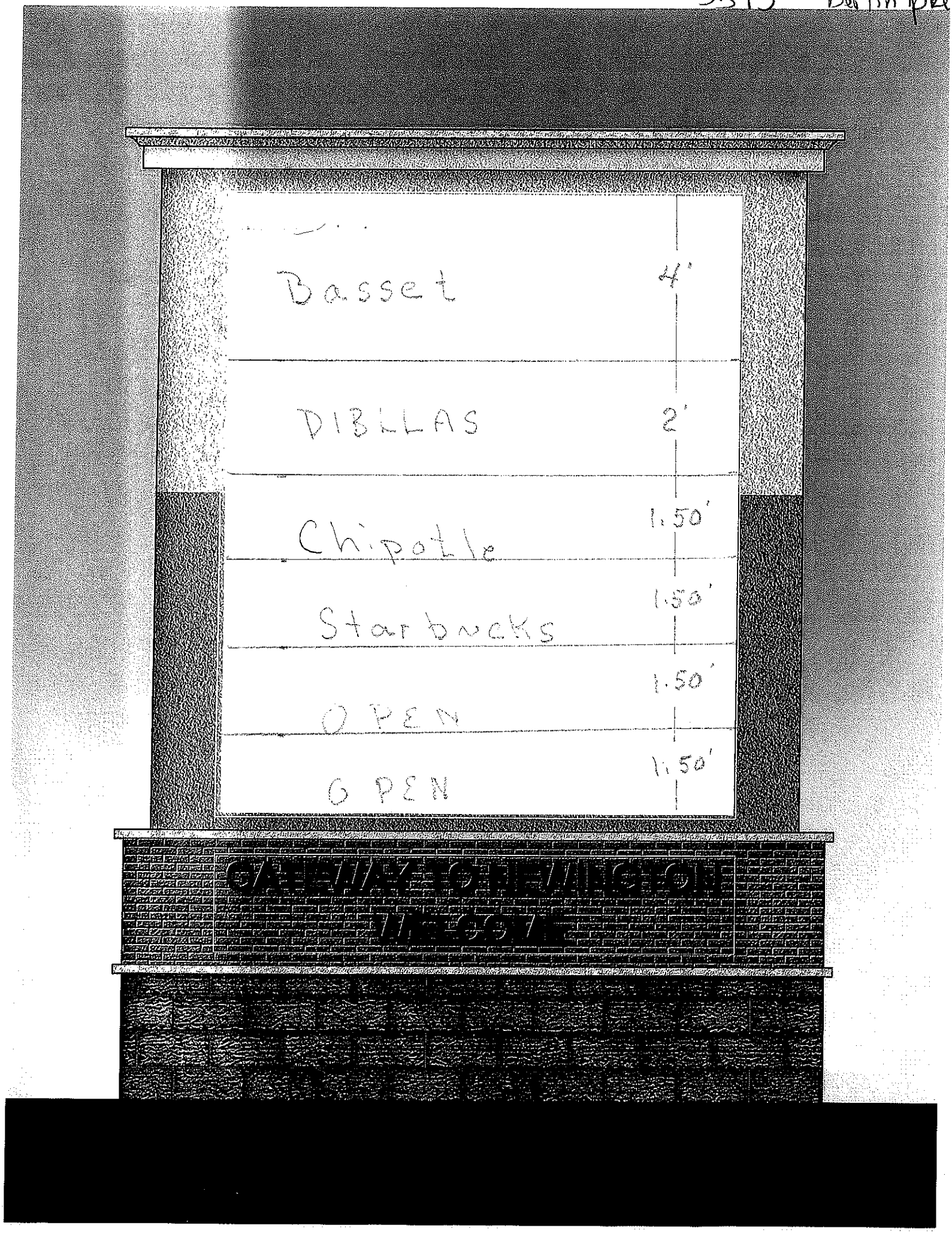
GENERAL NOTES

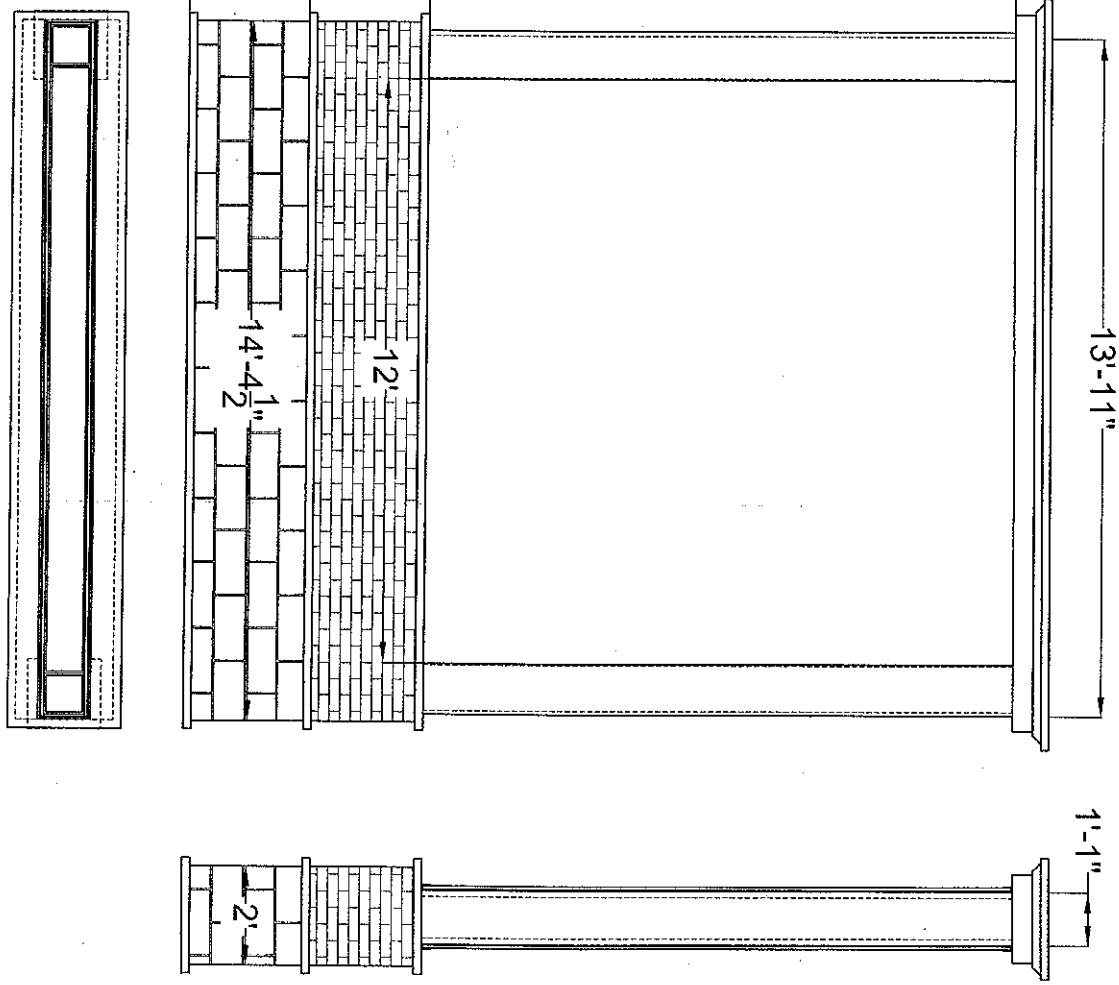
1. ALL ROOF DRAINAGE PIPING TO BE PVC @ 2.0% SLOPE MIN. UNLESS OTHERWISE NOTED.
2. PICK UP ALL RAIN LEADERS BY TEEING OFF THE 6" ROOF COLLECTOR DRAIN WITH A 6"x6"x6" TEE TO
3. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES
4. GAS SERVICE TO BE INSTALLED BY CNG. CONTRACTOR IS TO COORDINATE WITH CNG DURING CONSTRU
5. INSTALLATION OF ELECTRICAL, TELEPHONE AND CABLE MAINS, SERVICES, TRANSFORMERS, HAND HOLES,
THE REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY, ANY PLANS OR SKETCHES PROVIDED BY THE UT
THE INSTALLATION BOOKLET ENTITLED "2004, SPECIFICATIONS AND INSTALLATION GUIDE FOR UNDERGROUN
GENERALLY, ALL THREE UTILITIES NOTED ABOVE WILL BE INSTALLED IN THE SAME TRENCH EXCEPT AS NOT
COMPANY.
6. ALL SANITARY LATERALS SHALL BE 6" PVC, SDR 35 @ 2.0% MINIMUM SLOPE PER MDC REQUIREMENTS.
7. ALL WATER SERVICE CONNECTIONS AND PIPING SHALL BE PER MDC STANDARDS AND SPECIFICATIONS.
8. VIDEO CAMERAS WILL BE MOUNTED ON REAR OF THE RETAIL BUILDING FOR SECURITY SURVEILLANCE.
9. ANY EXCESS SNOW WILL BE REMOVED BY OWNER AS REQUIRED.

APPROVED BY
NEWINGTON CONSERVATION COMMISSION

This drawing reproduced

3573 Berlin pke





SEAL	DESIGNED BY	SCALE	SHEET TITLE
SHEET NUMBER	DRAWN BY	DATE	
	CHECKED BY	PROJECT NUMBER	
	CAD FILE		

NO	BY	DATE	DESCRIPTION
REVISIONS			

jlncontracting
PROFESSIONAL PROJECT MANAGEMENT AND CONSTRUCTION SERVICES

CONTACT INFO:
276 PERCIVAL AVENUE
BERLIN, CONNECTICUT 06037

860. 829. 8820 *telephone*
860. 828. 6230 *facsimile*
www.jlncontracting.com

STAFF REPORT #2
"Bounce Around Inflatables"

May 2, 2013

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

Description of Petition #19-13:

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:

In the letter that accompanied the application, the applicant described the activity as a

> "...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 Monday through Thursday, and 10am – 8pm Friday through Sunday."

I initially questioned whether an industrial neighborhood like this is suitable for a children's activity, but if the martial arts studio (see below) has been successful there, it is probably not a problem.

I asked the applicant how many customers and staff personnel he expects at peak times. He estimated that there will be up to 15 children and 8 parents per party (with up to two parties at a time), and a maximum staff of eight including himself. 15 + 8 x 2 = 46 + 8 = 54. If we apply the "recreation" parking standard of one space per three persons, "Bounce Around" would need 18 parking spaces. It is my understanding that any rental and/or sale of inflatable units would be accessory to the primary use (recreation) and not increase the amount of required parking.

My only concern with this proposal is the amount of parking on site, as well as the proximity of parking spaces to the activity. Parents bringing small children to a birthday party ought to be

able to park relatively close to the front door and not have to walk long distances, especially through non-retail areas of the site.

There are 79 parking spaces associated with the building at 102 Pane Road. There are three tenants: 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. The three existing tenants cover a wide range of business types, with differing parking standards (place of assembly; manufacturing with retail; and warehouse/distribution).

I have asked Zoning Enforcement Officer Art Hanke to calculate how much parking is required for the current tenants based on their activity type, and to ask the property owner if any spaces have been assigned to specific tenants in their respective leases. As of this writing Mr. Hanke has not completed that calculation.

When I visited the site last month I noticed that On Site Gas System appeared to be storing their equipment in the parking lot west of the building, taking up parking spaces intended for customers and employees. This violates the intent of the parking standards zoning regulation so I directed Mr. Hanke to take appropriate action.

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/BOSWELL 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)

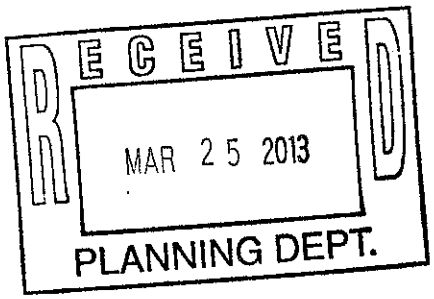
- o Zone Change to the _____ Zone (Public Hearing required)
- o Zoning Amendment to Section _____ (Public Hearing required)
- o Subdivision
- o Resubdivision (Public Hearing required)
- x Special Exception per Section 3.15.6 of the Zoning Regulations (Public Hearing required)
- o Site Development Plan Approval
- o 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.

APPLICANT	4-11-13 DATE	OWNER	4/11/13 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

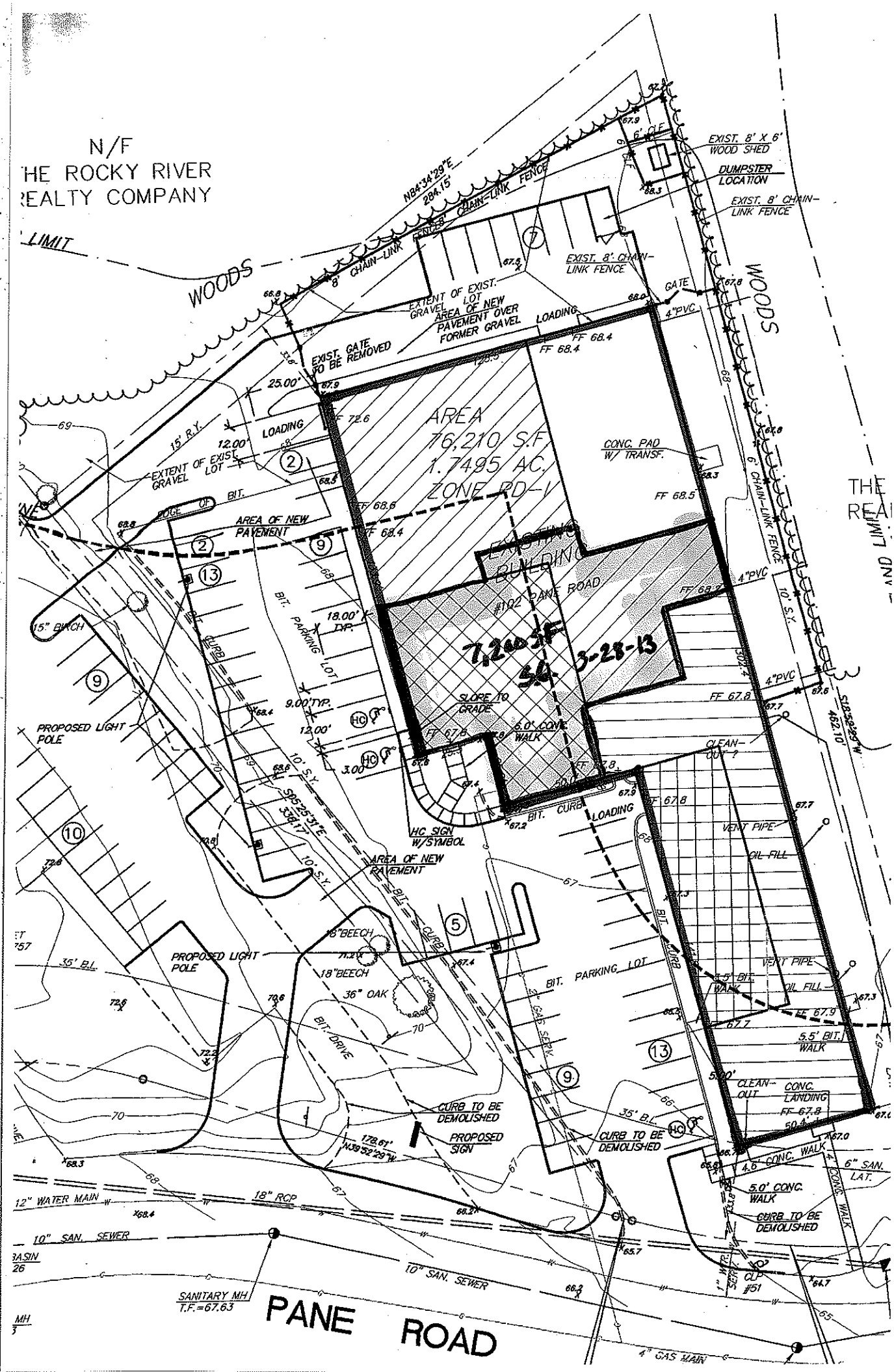
Proposed location: 102 Pane RD, Newington Ct 06111

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 whish is delivered and set us by us.

Sincerely,
Santiago Gil-Owner

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


N/F
THE ROCKY RIVER
REALTY COMPANY
LIMIT
WOODS
N84°34'29"E
284.15'
8' CHAIN-LINK FENCE
EXIST. 8' X 6' WOOD SHED
DUMPSTER LOCATION
EXIST. 8' CHAIN-LINK FENCE
EXIST. 8' CHAIN-LINK FENCE
EXTENT OF EXIST. GRAVEL LOT
AREA OF NEW PAVEMENT OVER FORMER GRAVEL
LOADING
GATE
4"PVC
EXIST. GATE TO BE REMOVED
25.00'
15' R.Y.
12.00'
EXTENT OF EXIST. GRAVEL LOT
AREA
76,210 S.F.
1.7495 AC.
ZONE RD-1
CONC. PAD W/ TRANSF.
FF 68.5
FF 68.4
FF 72.6
EXISTING BUILDING
#102 PANE ROAD
7,200 SF
S.G. 3-28-13
AREA OF NEW PAVEMENT
BIT. PARKING LOT
18.00' TYP.
9.00' TYP.
12.00'
3.00'
15" BIRCH
PROPOSED LIGHT POLE
SLOPE TO GRADE
6.0' CONC. WALK
FF 67.8
CLEAN-OUT ?
BIT. CURB
HC SIGN W/SYMBOL
VENT PIPE
OIL FILL
10' S.Y.
S05°25'31"E
336.17'
18"BEECH
36" OAK
BIT. DRIVE
35' B.L.
BIT. PARKING LOT
5.5' BIT. WALK
CLEAN-OUT
CONC. LANDING
CURB TO BE DEMOLISHED
PROPOSED SIGN
178.61'
N39°52'29"W
4.6' CONC. WALK
6" SAN. LAT.
5.0' CONC. WALK
12" WATER MAIN
18" RCP
10" SAN. SEWER
SANITARY MH
T.F.=67.63
PANE ROAD
4" GAS MAIN
THE REA
AND LIMIT

STAFF REPORT #2
"Mooyah's Outdoor Seating"

May 2, 2013

Petition #23-13:
TPZ Approval of Outside Restaurant Seating
24 Fenn Road ("Mooyah's")
Mooyah's Fenn LLC, applicant

Description of Petition #23-13:

The owner of this new restaurant would like to offer his customers seasonal outside seating. This is allowed per Section 3.15.3:

> "Restaurants (excluding drive-in or curb services restaurants.) Restaurants may offer outside temporary seasonal seating areas when approved by the Commission. (Effective 12-01-01)"

Staff Comments:

The restaurant owner would like to put out four tables on the lawn on the west side of the building. From the sketch it appears that these tables would be un-appealingly close to Fenn Road, but this area is lower than the street, and there are several low but dense trees between the tables and the street.

Commissioners will recall that last year we used the "site plan modification" process to approve seasonal outside seating for the Chipotle restaurant at the Gateway Plaza. I was not completely comfortable with that approach at the time, because restaurants are a special exception activity and any significant change to a special exception activity should have a public hearing. That is why I later recommended holding a public hearing when McDonalds' requested seasonal outside seating at their three restaurants.

However, I recently came across the minutes from the TPZ meeting in December 2001 where "seasonal outside restaurant seating" was added to the zoning regulations. It was clearly TPZ's intent at the time to make outdoor seating as easy as possible with a minimum of TPZ involvement. There was no talk of requiring formal site plan modification (which has a $175 application fee).

I have also been unsure about whether outdoor seating required additional parking, so I reviewed the minutes for several instances of outside seating approved by TPZ since 2001. There was no discussion of any additional parking with any of them.

Therefore, I think this request can processed simply as something that TPZ is aware of and approves. If it is approved I will have the applicant submit a mylar for our plan files.

cc:
file

CK# 1155

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM

RECEIVED
APR 19 2013
PLANNING DEPT.

APPLICATION #:	23-13
SUBMITTED DATE:	
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 24 Fenn Rd ZONE: PD

APPLICANT: Moogah Fenn LLC TELEPHONE: 860 490-2224

ADDRESS: 45 South Main St Ste 306 EMAIL: rusconi2@yahoo.com

CONTACT PERSON: Matt Rusconi TELEPHONE: Same

ADDRESS: Same EMAIL: Same

OWNER OF RECORD: Kaufman Hayes Newington LLC

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

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

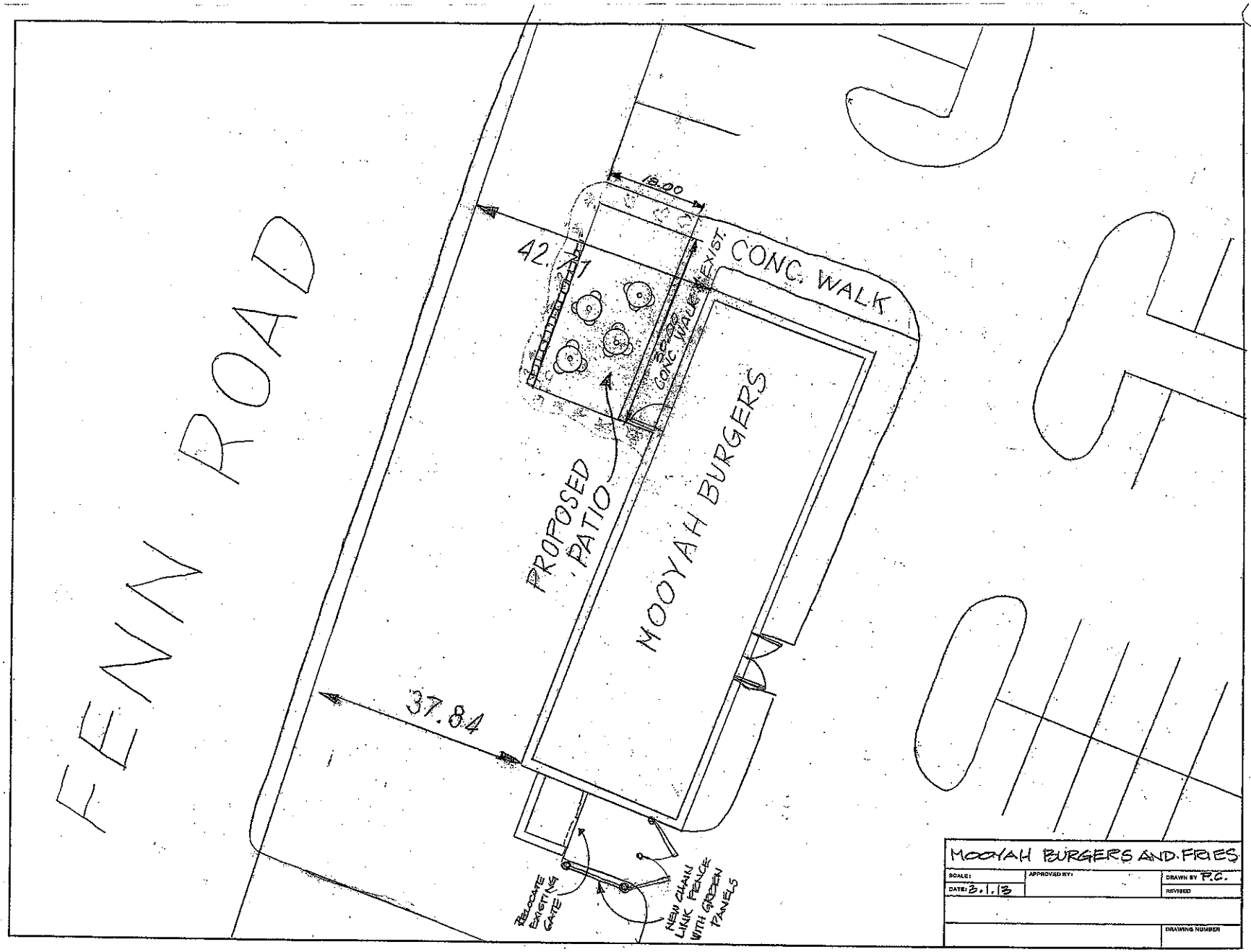
SIGNATURE: [signature]

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.

[signature] 4/19/13
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.


FENN ROAD
18.00
42.27
EXIST. CONC. WALK
5'-0" CONC. WALK
PROPOSED PATIO
MOOYAH BURGERS
37.84
RELOCATE EXISTING GATE
NEW CHAIN LINK FENCE WITH GREEN PANELS
MOOYAH BURGERS AND FRIES
SCALE:
APPROVED BY:
DRAWN BY R.C.
DATE: 3.1.13
REVISED
DRAWING NUMBER

STAFF REPORT #2
"The Sloppy Waffle Outside Seating"

May 3, 2013

Petition #24-13:
TPZ Approval of Outside Restaurant Seating
2551 Berlin Turnpike ("The Sloppy Waffle")
Luz Ramos, applicant

Description of Petition #24-13:

The owner of this new restaurant would like to offer her customers seasonal outside seating. This is allowed per Section 3.15.3:

> "Restaurants (excluding drive-in or curb services restaurants). Restaurants may offer outside temporary seasonal seating areas when approved by the Commission. (Effective 12-01-01)"

Staff Comments:

The owner would like to place several small tables near the door to her restaurant, and along the grass strip on the south side of the property. Customer service is one of her objectives, but this outdoor dining will be observed by motorists driving by, which will help promote the business.

See my comments on the history of TPZ approval of seasonal outside restaurant seating. If approved I will direct the applicant to submit a mylar of the seating plan, for our map files.

cc:
file

CK# 8821

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM

APPLICATION #:	#24-13
SUBMITTED DATE:	4/22/13
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 2551 Berlin Turnpike ZONE: B-BT

APPLICANT: Luz Ramos TELEPHONE: 8609164489

ADDRESS: 2551 Berlin Turnpike/164 Eddy Lane EMAIL: _____

CONTACT PERSON: Luz Ramos TELEPHONE: 860.436.6893

ADDRESS: 2551 Berlin Turnpike EMAIL: _____

OWNER OF RECORD: Joe Cody

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

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

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.

APPLICANT DATE OWNER DATE

NOTE:
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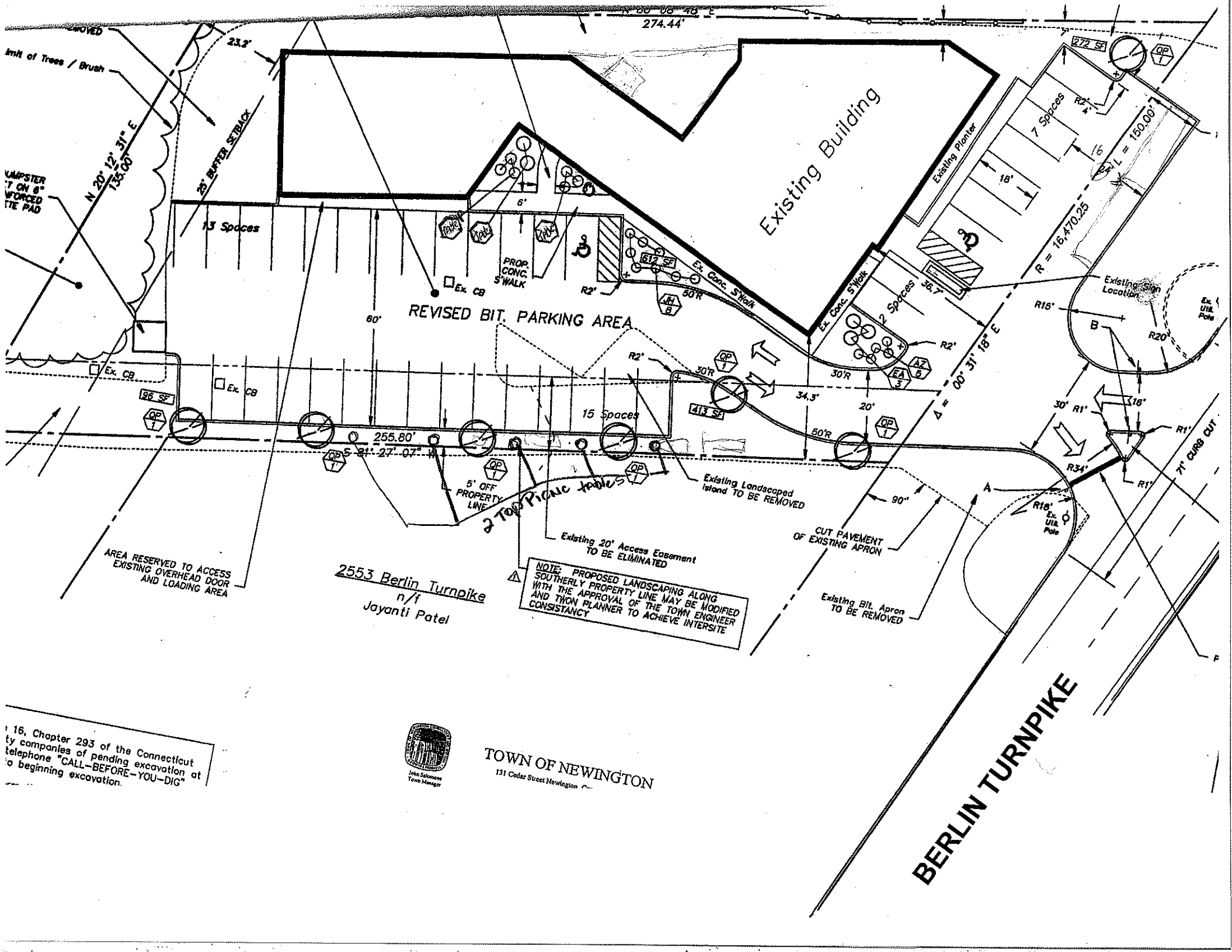


16, Chapter 293 of the Connecticut
ty companies of pending excavation at
telephone "CALL-BEFORE-YOU-DIG"
o beginning excavation.

STAFF REPORT #4
Zone Change at 2116 Main Street

May 3, 2013

Petition #15-13
Zone Change (Planned Development to Planned Residential)
2116 Main Street
Town Plan and Zoning Commission, applicant/contact.

Description of Petition #15-13:

TPZ-initiated zone change from PD (Planned Development) to RP (Planned Residential) for the property at 2116 Main Street. This is a lot with a vacant house adjacent to the Bonefish Grill and the Firestone Complete Auto Care parcels. It is surplus State-owned property which DOT is in the process of selling.

Staff Comments:

There was no objection to the proposed zone change raised during the public hearing by either the owner (DOT) or any of the neighbors.

The consensus of the TPZ members last month seemed to be to approve this zone change, so I have prepared a draft suggested motion (attached).

cc:
file

DRAFT SUGGESTED MOTION
Zone Change at 2116 Main Street

May 3, 2013

Petition #15-13
Zone Change (Planned Development to Planned Residential)
2116 Main Street
Town Plan and Zoning Commission, applicant/contact.

"I move to approve Petition #15-13: Zone Change (Planned Development to Planned Residential) at 2116 Main Street. Town Plan and Zoning Commission, applicant/contact; State of Connecticut Department of Transportation, owner. This change shall take effect upon publication."

Findings:

1. The purpose of the proposed zone change is to protect and maintain the residential character of Main Street north of the intersection with the Berlin Turnpike.

2. No protest to the proposed zone change was filed at or before the public hearing in accordance with Section 8-3(b) of the Connecticut General Statutes

3. The proposed zone change is consistent with the Plan of Conservation and Development, as it will promote the General Goal stated on Page 32:

"Maintain quality residential neighborhoods by avoiding the intrusion of non-compatible uses and non-residential traffic…".

Move/ Second										
	Anest	Camerota	Camillo	Lenares	Pruett	Sobieski	Hall	Aieta	Leggo	Ekstrom
YEA										
NAY										

cc:
file

STAFF REPORT
"Senior Affordable Housing Overlay Zone" Grant Application

May 3, 2013

CRCOG Technical Assistance Grant Application
"Senior Affordable Housing Overlay Zone"
131 Cedar Street
Town of Newington, applicant

Description of Grant Application:

The Capital Region Council of Governments recently announced the availability of funds for member towns to retain a planning and/or economic development consultant to determine the need for additional affordable housing in the town, and if needed, to develop zoning regulations that could address that need. This is similar to the "Incentive Housing Zone" concept that the State of Connecticut promoted several years ago.

I was asked to prepare an application that focused exclusively on the need for senior housing, and more specifically for seniors who are "lower income" (50% of median area income) versus "moderate income" (80% of median area income). The mechanism I proposed using is the "overlay zone" concept. In an overlay zone, an additional layer of regulations can be superimposed on a specific parcel when requested by the property owner and approved by TPZ. The "Willard Avenue Overlay Zone" is a good example of an existing overlay zone in Newington.

The deadline to submit the grant was short, so applicants were told that endorsement of a grant application by the municipal legislative body and the local zoning commission could be submitted later. The deadline to submit such endorsements is May 14.

Staff Comments:

If approved, there is no obligation on the TPZ to make any changes to the planning and zoning regulations – that decision can be made by TPZ after gathering data on the need and demand for additional senior affordable housing.

The grant application was sent to each TPZ members previously. I have prepared a draft suggested motion (attached).

cc:
file

DRAFT SUGGESTED MOTION
"Senior Affordable Housing Overlay Zone" Grant Application

May 3, 2013

CRCOG Technical Assistance Grant Application
"Senior Affordable Housing Overlay Zone"
131 Cedar Street
Town of Newington, applicant

> "I move to endorse the submission of the "Senior Affordable Housing Overlay Zone" technical assistance grant application to the Capital Regional Council of Governments."

Findings:

1. The population of elderly Newington residents is expected to increase. While residents over the age of 60 were only approximately 12% of the Town population in 1960, this number is expected to increase to over 30% by the year 2030.

2. Accepting this grant does not commit the Town Plan and Zoning Commission to make any changes to the subdivision regulations, zoning regulations, or zone map. However it will result in a significant amount of demographic and economic information that could be useful to decision-makers in other situations in the future.

3. If approved, this grant will assist the Town with meeting the General Goal of providing

> "housing options for a variety of housing types, sizes, ages, abilities, tenures, and income groups within safe and stable neighborhoods." (Page 32)

Move/ Second										
	Anest	Camerota	Camillo	Lenares	Pruett	Sobieski	Hall	Aieta	Leggo	Ekstrom
YEA										
NAY										

cc:
file

STAFF REPORT
Sale of Alcohol at "Chipotle Grill"

May 3, 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 received no supporting information with this request. I will direct the applicant to provide us with a written description of the type of alcohol that they would like to serve, and how the outdoor seating will be involved.

I recommend scheduling the public hearing for May 22.

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)

- o Zone Change to the _____ Zone (Public Hearing required)
- o Zoning Amendment to Section 6.6 (Public Hearing required)
- o Subdivision
- o Resubdivision (Public Hearing required)
- x Special Exception per Section 6.6 of the Zoning Regulations (Public Hearing required)
- o Site Development Plan Approval
- o 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.

APPLICANT 23 APR 13 DATE OWNER 23/APR/13 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

STAFF REPORT
Zoning Amendment Regarding Signage

May 3, 2013

Petition #26-13:
Zoning Amendment (Section 6.2: Signs)
Town Plan and Zoning Commission, applicant

Description of Petition #19-13:

These are proposed amendments to the Zoning Regulations to liberalize the use of temporary signage, and related incidental text amendments.

Town Planner Comments:

The genesis of this proposed amendment was the feeling that many of the violations of the temporary sign regulations are due to the regulations not reflecting the needs of local businesses. Most business owners want to comply with all local laws and regulations, but this can be difficult if the regulations are confusing or perceived as being "business unfriendly". See attached.

The draft amendment contains the following changes:

1. Deletes the language that declares merchandise displayed for sale outside to be "signage". This language is confusing and not necessary, since outside display is already regulated under Section 3.23.1.

2. Increases the length of time for a temporary sign from 25 days to 40 days, and clarifies that these forty days do not need to be contiguous; they may be in five day increments. It also specifies that temporary signs may only be up when the business is open.

3. Increases the length of time for a new business temporary sign or special event temporary sign from 20 days to 30 days.

4. Clarifies that approved home occupations may have signage.

If the Commission feels these draft regulations are ready for a public hearing, the next available date is June 26, 2013.

cc:
file

Draft Proposed Amendments to Section 6.2 (Signs)

[Suggested additions are shown in **bold underline**.
Suggested deletions are shown in ~~**bold strikethrough**~~.]

Section 6.2 Signs

6.2.1 General:

A. No billboards are permitted and are non conforming uses that shall be removed and not replaced. (Effective 12-01-01)

B. No advertising signage is permitted which does not refer to a business or activity located on the same premises **except as provided in Section 6.2.X.X**. ~~**Merchandise and/or products displayed for sale are considered signage under this section except as permitted in 6.2.1.(F).**~~

C. No signs shall be located above the parapet or roof peak.

D. The placement and erection of any signs shall require a zoning permit and a building permit, except that directional signs not exceeding 3 square feet in area per side may be located within the street right of way without zoning or building permits upon the approval of the Town's Traffic authority.

E. As defined in Section 9, a sign which has intermittent internal illumination by mechanical or digital controls that produce an illusion of movements such as, but not limited to, flashing, running, rotating, video graphics, change in color and brightness or scrolling advertisement message shall not be permitted except: (Effective 6-8-2011)

1) Time and/or temperature sign by means of intermittent lighting, provided that the largest dimension of such a sign does not exceed 6 square feet. (Effective 6-8-2011)

2) Fuel product price sign that is digitally controlled and a component of the business's free standing sign provided that each product per gallon price size does not exceed 1 foot high by 3 feet wide and does not move, flash, run, scroll, rotate or change color or brightness. Digitally controlled product price sign shall not be permitted in the Business Town Center District (B-TC) and the Business District (B) zones. (Effective 6-8-2011)

F. Temporary **Sign** permits:

1) for a sign advertising a real estate development may be issued for a six month period and may be renewed for a additional six month period.

2) Temporary permits for signs advertising **a** special event**s** may be issued by the Zoning Enforcement Officer for ~~**not more than twenty-five (25) consecutive**~~ **not less than five day increments with a maximum total of forty** days per calendar year upon approval of a zoning permit prior to placement. **Temporary signs may be in place only during the hours of operation.** A Building Permit shall not be required for special event signs and only the zoning permit fee shall be charged. (Effective 6-8-2011)

3) A new business coming to Newington for the first time or an existing business relocating or expanding within Newington may request **a special event sign for** an additional ~~**twenty (20) days of**~~ **thirty (30)** promotional advertising days. (Effective 6-8-2011)

4) Temporary signs shall only be displayed on the property of the business advertising the sales and/or event and cannot be placed in the State or Town street right of way.

5) Temporary signs shall not be lighted, flashing, digital or rotating, and may be denied if determined by the Zoning **Enforcement** Officer to be a hazard to the public.

6) Temporary signs may be pennants, streamers or banners attached to the building promoting the sale event and ground signs, not to exceed two, not higher than 10 feet and larger than 50 square feet per side. Not more than one ground mounted cold air inflatable sign, not to exceed 18 feet in height is permitted. No roof mounted sign or cold air inflatable tethered to the roof are permitted. (Effective 4-6-2011)

G. No illuminated sign shall be lighted or placed so as to provide glare or blinding effects upon automotive traffic or adjoining residential zones, no shall such sign diminish or detract from the effectiveness of any traffic signal.

6.2.2 Residential Signs:

In residential zones, the following signs are only permitted on a lot:

A. One sign not over one square foot in area, giving the name of the occupant of the premises.

B. Not more than 2 "for sale" or "for rent" signs not over 6 square feet in area and located at least 10 feet from the lot line. **There is no time limit on such signs.**

C. One bulletin board on church or school property not over 36 square feet in area and located at least 10 feet from the front lot line.

D. Building contractors signs on buildings under construction limited to a total area for all such signs of 60 square feet or temporary on site ground sign not over 6 square feet in area. All such signs must be removed within 5 days after the completion of the building.

E. For a residential development approved by Special Exception Section 3.7 a monument sign not more than 75 square feet in area on one side, nor more than 150 square feet in area on both sides and located within the building setback lines shall require Special Exception Approval of the Commission. (Effective 8-15-07).

F. **Home occupation signs in accordance with Section 3.4.4.B.**

6.2.4 Free Standing Business Signs:

In any non-residential zone, Free Standing Business Signs may be permitted by the commission as a special exception subject to the following conditions:

A. The sign may not exceed 18 feet in height nor be greater than 150 square feet in area on one side nor 300 square feet on both sides. Only one (1) free standing sign may be permitted per property **except as provided below**.

The aggregate square footage of a site's wall mounted business signs and Free Standing Business Signs shall not exceed the square footage permitted in Section 6.2.3.

Only one (1) free standing sign may be permitted per property except:

1. on corner lots under one ownership the Commission may grant a second free standing sign when it finds that the frontage length of each intersecting street is at least 500 feet and that the distance between signs, as measured along the street right of way, is not less than 400 feet.

2. for a major commercial activity on a street which intersects with either Main Street, Fenn Road, Cedar Street, East Cedar Street, or the Berlin Turnpike and is not readily visible to traffic on any of the above-listed streets, the Commission may grant one off-site free standing sign when it finds that the activity's distance from any of the above-listed streets is likely to have a significant impact on the activity's viability. The square footage of such off-site sign shall be in addition to the amount permitted in Section 6.2.3.

B. Free standing business signs shall not be located in the right-of-way of any street. Written authorization for a sign location must be presented if the applicant is other than the owner of the proposed sign.

C. A plan of the sign shall be presented showing size, layout, materials, color and lighting. Such design specifications shall be appropriate to the location and the general neighborhood.

STAFF REPORT
Monument Sign for Tyne/Dale Electrical Contractors

May 3, 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 #19-13:

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 recommend the public hearing be scheduled for May 8.

cc:
file

#7182

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM

APPLICATION #:	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: 2066 Kitts Lane ZONE: _____

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

ADDRESS: 305 Murphy Rd. Hfd. CT 06114 EMAIL: Darin@hartfordsigndesign.com

CONTACT PERSON: Darin Sienna TELEPHONE: " "

ADDRESS: " EMAIL: _____

OWNER OF RECORD: _____

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

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

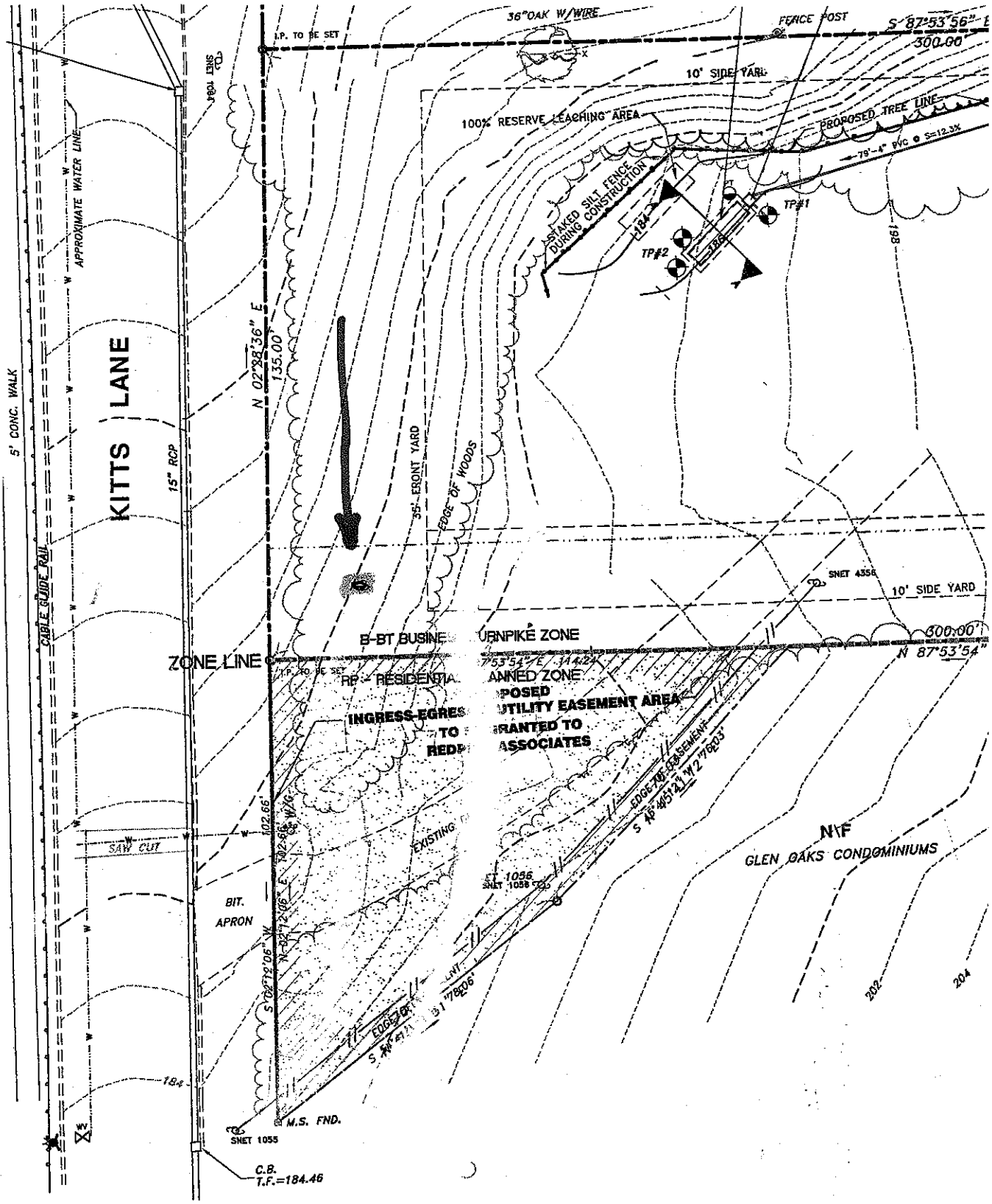
SIGNATURE: _____

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.

4/29/30 — 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.



36" OAK W/WIRE
FENCE POST
S 87°53'56" E
300.00'
I.P. TO BE SET
10' SIDE YARD
100% RESERVE LEACHING AREA
PROPOSED TREE LINE
79'-4" PVC @ S=12.3%
STAKED SILT FENCE DURING CONSTRUCTION
TP#1
TP#2
APPROXIMATE WATER LINE
KITTS LANE
5' CONC. WALK
CABLE GUIDE RAIL
15" RCP
N 02°28'36" E
135.00'
35' FRONT YARD
EDGE OF WOODS
SNET 4356
10' SIDE YARD
300.00'
N 87°53'54"
B-BT BUSINE URNPIKE ZONE
ZONE LINE
RP - RESIDENTIA ANNED ZONE
POSED
INGRESS-EGRES UTILITY EASEMENT AREA
TO RANTED TO
REDP ASSOCIATES
EXISTING
SAW CUT
BIT. APRON
N\F
GLEN OAKS CONDOMINIUMS
SNET 1056
M.S. FND.
SNET 1055
C.B.
T.F.=184.46

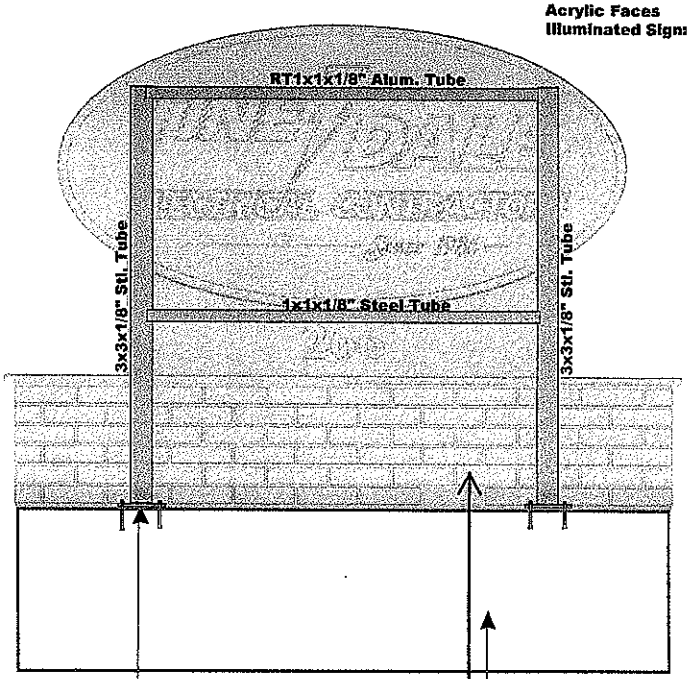
Designed per IBC - 2003 & State Building Code, 2005 CT Supplement)
Snow Loads:
Ground Snow Load.....Pg-35 psf
Snow Exposure Factor...Ce=1.0
Snow Load Importance..Is=1.1
Thermal Factor.....Ct=1.0

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

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

Sign Description:
0.63 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 Sign: All UL Approved components.



3"x3"x1/8" Steel. Tubes welded to 3/8" Thk 10"x10" base plates w/8" minimum bolt line spacing for 1/2" Diam. x 16" Min. concrete embedment J-Bolts.

Footing 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.

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 plate, 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 constrained 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 clay, silt or organic soil properties are present upon excavation, it is the contractor's responsibility to contact Murdoch Engineering for design modification.

STATE OF CONNECTICUT
JERE MURDOCH
No. 28541
LICENSED PROFESSIONAL ENGINEER

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:	

Murdoch Engineering
8308 Avalon Ct.
West Long Branch, NJ 07764
(973)-570-8215

4/30/13

Jere Murdoch, P.E.
Professional Engineer
CT P.E. License #28541

U.S REGISTERED COPYRIGHT DESIGN STAMP

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Zoning Enforcement Officer Report

Printed: Thursday, May 02, 2013
for the Month of April

127 AUDUBON AVENUE

04/15/2013 ZEO COMPLAINT — PARKING BOAT IN TOWN RIGHT OF WAY.

Actions and Inspections	*Status*
4 /15/2013 OBSERVED VIOLATION	
4 /16/2013	Violation Notice Sent

299 AUDUBON AVENUE

04/18/2013 RESIDENT COMPLAINT — OPERATIONG AN AUTO REPAIR SHOP.

Actions and Inspections	*Status*
4 /18/2013 INSPECTED SITE	Unfound

2188 BERLIN TURNPIKE — Beauty and The Beach

03/24/2013 ZEO COMPLAINT — INSTALLING A BANNER WITHOUT A PERMIT.

Actions and Inspections	*Status*
3 /26/2013	Violation Notice Sent
4 /4 /2013	Violation Resolved

2239 Berlin Turnpike

04/04/2013 ZEO COMPLAINT — TEMPORARY FLAGS ON LAWN WITHOUT A PERMIT.

Actions and Inspections	*Status*
4 /4 /2013 OBSERVED VIOLATION	
4 /5 /2013	Violation Notice Sent
4 /30/2013	Violation Resolved

2407 BERLIN TURNPIKE — Citgo Oil

03/21/2013 ZEO COMPLAINT — INSTALLING TEMPORARY SIGNS ON LIGHT POLES.

Actions and Inspections	*Status*
3 /22/2013	Violation Notice Sent
4 /4 /2013	Violation Resolved

2435 BERLIN TURNPIKE — Auto Tint

04/22/2013 ZEO COMPLAINT — INSTALLING AN A-FRAME SIGN WITHOUT A PERMIT.

Actions and Inspections	*Status*
4 /22/2013 OBSERVED VIOLATION	
4 /24/2013	Violation Notice Sent
4 /30/2013	Violation Resolved

2550 BERLIN TURNPIKE — Turnpike Motors

03/15/2013 RESIDENT COMPLAINT — STORING AUTO IN STATE ROW

Actions and Inspections	*Status*	
3 /15/2013 Inspected		Confirmed violation.
3 /18/2013	Violation Notice Sent	
4 /4 /2013	Violation Resolved	

3210 BERLIN TURNPIKE — Outback Steak

03/15/2013 ZEO COMPLAINT — Display of A-frame sign without a permit.

Actions and Inspections	*Status*	
3 /18/2013	Violation Notice Sent	
3 /24/2013 OBSERVED CONTINING VIOLATION		
3 /26/2013	Violation Notice Sent	SECOND NOTICE
4 /3 /2013	Violation Resolved	

3221 BERLIN TURNPIKE Leslie Pools

04/19/2013 ZEO COMPLAINT TEMPORARY SIGN ALONG ROAD.

Actions and Inspections	*Status*	
4 /17/2013 OBSERVED VIOLATION		
4 /22/2013	Violation Notice Sent	

3334 BERLIN TURNPIKE Monroe Muffler

03/24/2013 ZEO COMPLAINT DISPLAY OF A-FRAME SIGN WITHOUT A PERMIT.

Actions and Inspections	*Status*	
3 /26/2013	Violation Notice Sent	
4 /3 /2013	Violation Resolved	

3573 BERLIN TURNPIKE Starbucks/Gateway Plaza

04/09/2013 ZEO VIOLATION TEMPORARY SIGN IN RIGHT OF WAY, WITHOUT A PERMIT.

Actions and Inspections	*Status*	
4 /9 /2013	Work in Progress	SPOKE WITH MANAGER WHO AGREED TO REMOVE SIGN.
4 /9 /2013 OBSERVED VIOLATION		
4 /30/2013	Violation Resolved	

81 CARRIAGE HILL DRIVE

04/03/2013 RESIDENT COMPLAINT PARKING ON FRONT LAWN AND PARKING/RUTTING UP TOWN RIGHT OF WAY.

Actions and Inspections	*Status*	
4 /3 /2013 INSPECTED		VERIFIED VIOLATION
4 /5 /2013	Violation Notice Sent	
4 /26/2013	Violation Resolved	

455 CONNECTICUT AVENUE

03/26/2013 RESIDENT COMPLAINT Fence in disrepair and falling down.

Actions and Inspections	*Status*	
3 /27/2013 Inspected		Confirmed as blight violation.
4 /2 /2013	Referred to Blight	Blight Warning Letter sent.
4 /27/2013	Violation Resolved	

56 Fenn Road Wayside Fence

04/16/2013 ZEO COMPLAINT INSTALLING FREESTANDING SIGN WITHOUT APPROVAL.

Actions and Inspections	*Status*	
4 /16/2013 OBSERVED VIOLATION		
4 /17/2013	Violation Notice Sent	
4 /30/2013 Pending TPZ approval.	Work in Progress	

165 INDIAN HILL ROAD

04/09/2013 RESIDENT COMPLAINT DUMPSTER IN FRONT YARD

Actions and Inspections	*Status*	
4 /9 /2013 INSPECTED	Unfound	DUMPSTER WAS ON DRIVEWAY, READY FOR PICK-UP. NO VIOLATION.

4 LEDGECREST DRIVE

04/09/2013 RESIDENT COMPLAINT STORING UNREGISTERED AUTO.

Actions and Inspections	*Status*	
4 /9 /2013 INSPECTED		CONFIRMED VIOLATION
4 /10/2013	Violation Notice Sent	

64 LONG STREET

01/31/2013 Resident Complaint — Storing unregistered motor vehicle.

Actions and Inspections	*Status*	
2 /4 /2013	Violation Notice Sent	
2 /27/2013	Violation Notice Sent	Second notice sent.
4 /4 /2013 INSPECTED		VERIFIED ONGOING VIOLATION
4 /5 /2013	Citation Notice Sent	

49 MAIN STREET

03/23/2013 ZEO COMPLAINT — STORING UNREGISTERED AND INOPERABLE AUTOS.

Actions and Inspections	*Status*
3 /26/2013	Violation Notice Sent
4 /4 /2013	Violation Resolved

354 MAIN STREET

04/11/2013 ZEO COMPLAINT — TEMPORARY SIGN IN RIGHT OF WAY WITHOUT PERMIT.

Actions and Inspections	*Status*
4 /11/2013 Observed violation.	Agreed to Resolve Violation
4 /30/2013	Violation Resolved

888 MAIN STREET

03/24/2013 ZEO COMPLAINT — PARKING AUTO ON GRASS IN STATE/TOWN RIGHT OF WAY.

Actions and Inspections	*Status*
3 /26/2013	Violation Notice Sent
4 /4 /2013	Violation Resolved

985 MAIN STREET — Mojo Tanning

04/10/2013 ZEO COMPLAINT — DISPLAY OF TEMPORARY SIGN WITHOUT A PERMIT.

Actions and Inspections	*Status*
4 /10/2013 OBSERVED INSPECTION.	
4 /11/2013	Violation Notice Sent
4 /27/2013	Violation Resolved

1076 Main Street — Black Rose Tavern

02/07/2013 ZEO COMPLAINT — SIGNS

Actions and Inspections	*Status*	
2 /7 /2013	Violation Notice Sent	
2 /28/2013	Violation Notice Sent	Second letter sent.
3 /6 /2013	Violation Unresolved	
4 /3 /2013	Violation Resolved	

1120 MAIN STREET — Webster Bank

04/04/2013 ZEO COMPLAINT — TEMPORARY SIGN ON LAWN.

Actions and Inspections	*Status*
4 /4 /2013 OBSERVED VIOLATION	
4 /5 /2013	Violation Notice Sent
4 /30/2013	Violation Resolved

1181 MAIN STREET CVS

11/19/2012 Façade inspection to determine compliance.

Actions and Inspections		*Status*	
11/29/2012	I		Façade inspection to determine compliance.
1 /2 /2013	TPZ Special Exception violation.	Violation Notice Sent	Owner to work on compliance plan for window panels..
3 /21/2013	Plan not yet received. Non-compliant panels remain.	Violation Notice Sent	2nd notice.
4 /3 /2013	Received plan to resolve violation.	Agreed to Resolve Violation	Will follow-up.
4 /23/2013		Violation Resolved	

253 MAPLE HILL AVENUE Maple Hill Nursery

04/15/2013 ZEO COMPLAINT PLACING AN APPROVED FREEE STANDING SIGN IN TOWN RIGHT OF WAY.

Actions and Inspections		*Status*
4 /15/2013	OBSERVED VIOLATION	
4 /17/2013		Violation Notice Sent

179 MEADOW STREET

04/04/2013 ZEO COMPLAINT OPERATING A BUSINESS OUT OF A RESIDENCE.

Actions and Inspections		*Status*
4 /4 /2013	OBSERVED VIOLATION	Will Monitor

665 NEW BRITAIN AVENUE

03/06/2013 ZEO COMPLAINT DISPLAY OF TEMP SIGNS ALONG ROAD AND ON FENCE WITHOUT A PERMIT.

Actions and Inspections		*Status*
3 /6 /2013	INSPECTED	Violation Notice Sent
4 /3 /2013		Violation Resolved

820 NORTH MOUNTAIN ROAD

04/17/2013 ZEO COMPLAINT OPERATING AN AUTO REPAIR BUSINESS WITHOUT SITE PLAN APPROVAL.

Actions and Inspections		*Status*
4 /17/2013	OBSERVED VIOLATION	
4 /22/2013		Violation Notice Sent
4 /30/2013		Agreed to Resolve Violation

296 OLD FARM DRIVE

04/03/2013 ZEO COMPLAINT FENCE COLLAPSED INTO TOWN/STATE RIGHT OF WAY.

Actions and Inspections		*Status*
4 /3 /2013	OBSERVED VIOLATION	
4 /5 /2013		Violation Notice Sent
4 /26/2013		Violation Resolved

109 PHEASANT RUN

04/01/2013 RESIDENT COMPLAINT TRAILER PARKED IN SIDE YARD WITHOUT SCREENING.

Actions and Inspections		*Status*	
4 /1 /2013	INSPECTED		VERIFIED VIOLATION
4 /3 /2013		Violation Notice Sent	
4 /23/2013		Violation Resolved	

18 RESERVOIR ROAD

03/23/2013 RESIDENT COMPLAINT VAN STORED IN TOWN RIGHT OF WAY.

Actions and Inspections	*Status*
3 /26/2013	Violation Notice Sent
4 /4 /2013	Violation Resolved

35 ROBBINS AVENUE

04/15/2013 RESIDENT COMPLAINT — STORING A COMMERCIAL VEHICLE IN A RESIDENTIAL ZONE.

Actions and Inspections		*Status*	
4 /15/2013	OBSERVED VIOLATION		
4 /17/2013		Violation Notice Sent	

64 Spring Street

04/16/2013 RESIDENT COMPLAINT — OPERATION AN OUTSIDE EQUIPMENT AND MATERIAL STORAGE YARD W/O A SITE PLAN APPROVAL.

Actions and Inspections		*Status*	
4 /16/2013	CONFIRMED VIOLATION		
4 /17/2013		Violation Notice Sent	

42 SUMMIT STREET

04/09/2013 RESIDENT COMPLAINT — COMMERCIAL TRAILER ON PROPERTY

Actions and Inspections		*Status*	
4 /9 /2013	INSPECTED	Unfound	Trailer was for recreational use and was in about 7,000 lb. weight class. No violation.

76 SUPERIOR AVENUE

04/02/2013 RESIDENT COMPLAINT — STORING UNREGISTERED CAMPER ON PROPERTY.

Actions and Inspections		*Status*	
4 /2 /2013	INSPECTED		VERIFIED VIOLATION
4 /3 /2013		Violation Notice Sent	
4 /25/2013		Violation Resolved	

210 SUPERIOR AVENUE

04/02/2013 RESIDENT COMPLAINT — STORING UNREGISTERED, INOPERABLE MOTOR VEHICLE.

Actions and Inspections		*Status*	
4 /2 /2013	INSPECTED		VERIFIED VIOLATION
4 /3 /2013		Violation Notice Sent	
4 /30/2013		Violation Resolved	

27 VIVIAN STREET

04/04/2013 RESIDENT COMPLAINT — JUNK IN YARD.

Actions and Inspections		*Status*	
4 /4 /2013	INSPECTED	Will Monitor	

115 WEST HARTFORD ROAD

02/26/2013 RESIDENT COMPLAINT — UNREGISTERED MOTOR VEHICLE

Actions and Inspections		*Status*	
2 /27/2013	INSPECTED	Violation Notice Sent	Confirmed violation.
3 /12/2013	Spoke to owner who agreed to resolve violation in 2 weeks.	Violation Unresolved	Will re-inspect in 2 weeks.
4 /9 /2013	Re-inspected	Violation Unresolved	Violation remains.
4 /10/2013		Violation Notice Sent	Second notice sent.
4 /22/2013	Re-inspected	Violation Unresolved	
4 /24/2013		Violation Notice Sent	Final Notice sent.