



TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING AND REGULAR MEETING

Wednesday, June 11, 2014

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 HEARINGS

- a. 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. Continued from May 28, 2014.
- b. 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.
- c. 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.
- d. Petition #35-14: Special Exception (Section 6.2.4: Free-Standing Sign) at Constitution Plaza. Val Ginn, applicant; Town of Newington, owner; Val Ginn, 56 Farmingdale Road, Wethersfield CT, contact.

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

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. May 28, 2014
- b. May 28, 2014 Special Meeting

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2014 JUN -4 A 10:42

BY *Tanya D Lane*
TOWN CLERK

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.
- 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; Mandell Properties LLC, owner; James McCloskey, 218 Hartford Avenue, Newington CT, contact
- e. Petition #36-14: Site Plan Modification (Tent Sale) at 2985 Berlin Turnpike (Dick’s Sporting Goods). Dick’s Sporting Goods, applicant; Brixmor Property Group, owner; Tanya Atkielski, 2985 Berlin Turnpike, Newington CT, contact.
- f. Tree Preservation Easement at “Packard’s Way”. Donna DiMauro, owner/contact.
- g. Petition #34-14: Site Plan Approval (Additional Parking) at 2125 Main Street. Middlewoods of Newington, owner/applicant; David Lawler, 580 Long Hill Avenue, Shelton CT, contact.

VIII. OLD BUSINESS

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING

X. TOWN PLANNER REPORTS:

- a. Town Planner Report for June 11, 2014

XI. COMMUNICATIONS

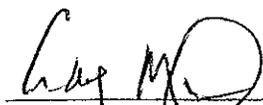
XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner

ck# 2745

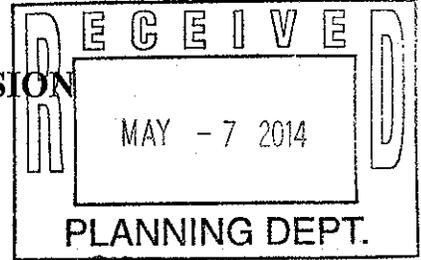
Petition # 30-14



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): _____

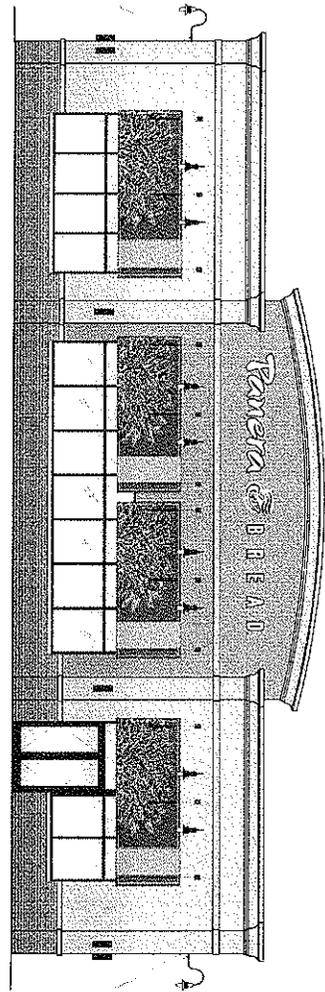
* SIGNATURE:

(for owner & Applicant)

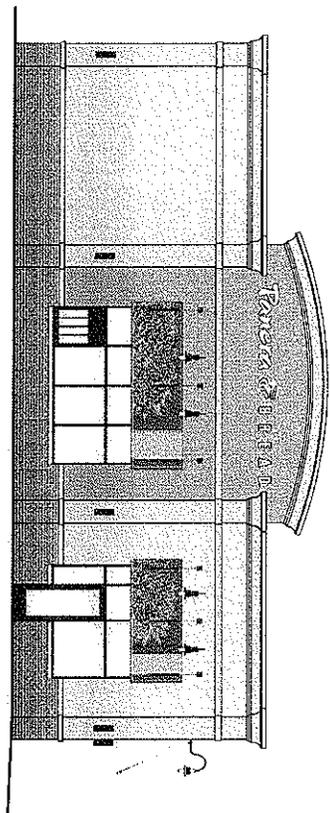
*	05/07/14	*	05/07/14
APPLICANT	DATE	OWNER	DATE

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).

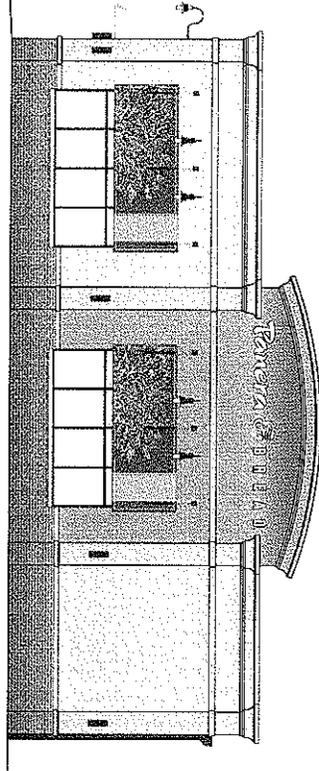
NOTE: ~ 1 original & 10 plan copies per Craig Miner on 05/05/14
 PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF THE NEWINGTON ECONOMIC DEVELOPMENT COMMISSION. 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.



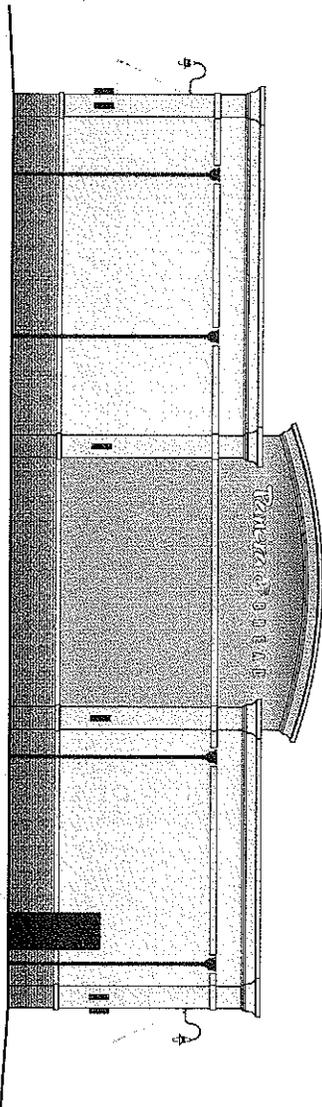
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



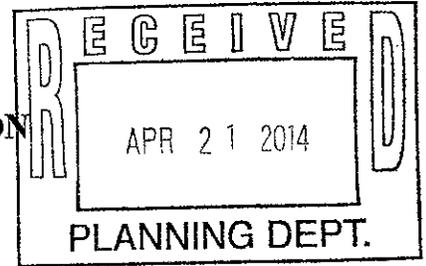
NORTH ELEVATION

OK # 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 860-841-0313

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:

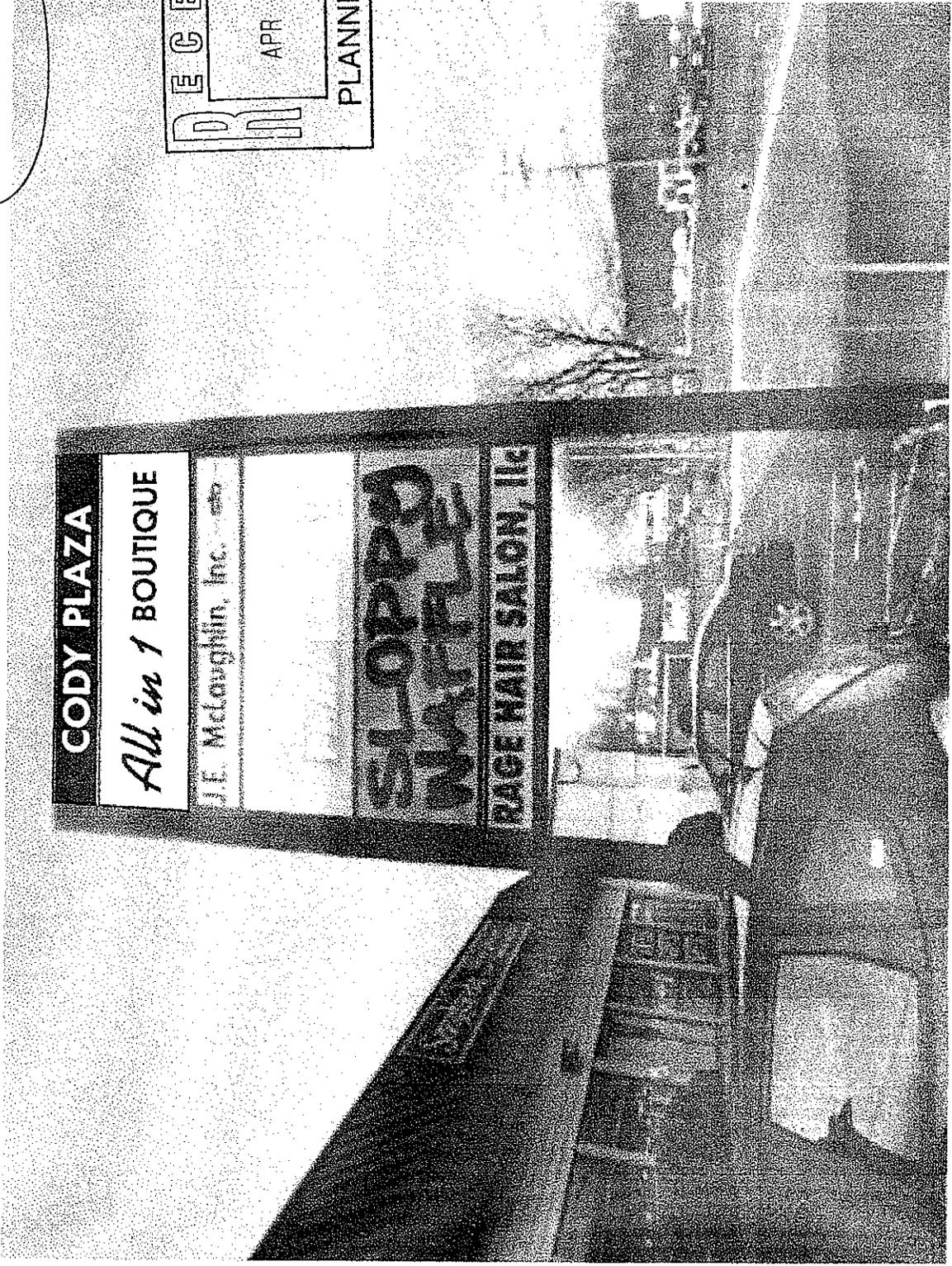
<u>Paul Bianca</u>	<u>04-11-14</u>	<u>Joe Cody</u>	<u>4/12/14</u>
APPLICANT	DATE	OWNER	DATE

COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE SETS OF PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).

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

PETITION # 23-14, 2001 Deslin Plke.

Proposed



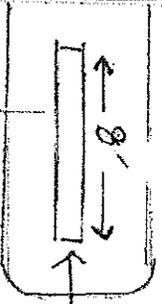
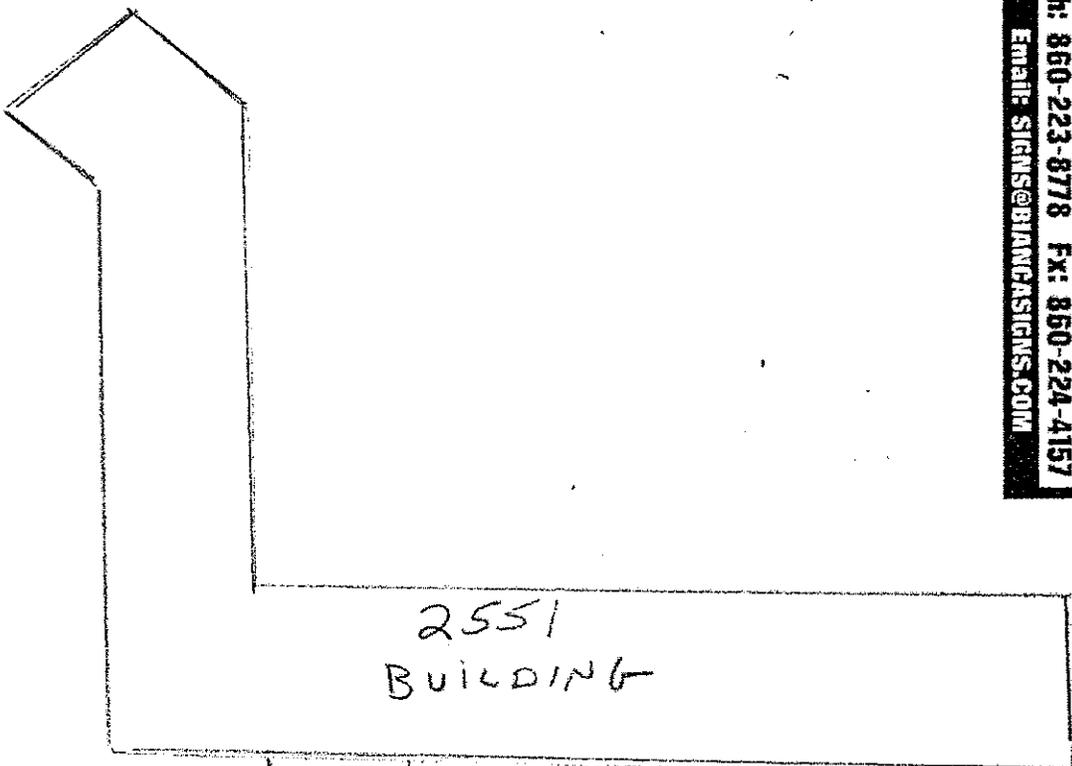
RECEIVED
 APR 29 2014
 PLANNING DEPT.

- ADD 3'x8' SECTION TO EXISTING CABINET.
- TO ACCOMMODATE ADDITIONAL TENANT, KEEP PLAZA NAME.
- SIGN LOCATION; AS IT IS NOW.

EXISTING



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



EXISTING SIGN

60'±

DRIVEWAY

BERLIN TURNPIKE

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

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

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Petition # 35-14



TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: Constitution Square ZONE: B-TC
 APPLICANT: VAL GINN TELEPHONE: 860-716-9086
 ADDRESS: 56 Farmingdale Rd EMAIL: Val@JmaLogos.com
Wethersfield, CT
 CONTACT PERSON: VAL GINN TELEPHONE: 860-716-9086
 ADDRESS: Same as above EMAIL: Same
 OWNER OF RECORD: Same as above

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

- Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- Subdivision
- Resubdivision (Public Hearing required).
- Special Exception per Section 6.2.4 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): Signage needed to better promote the Newington Farmers Market - to bring awareness to the town residents

SIGNATURE:

<u>Val Ginn</u>	<u>5/27/14</u>	<u>John P. Russo</u>	<u>5/30/14</u>
APPLICANT	DATE	OWNER	DATE

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CONSTANCE LEIGH DRIVE

EAST CEDAR STREET

ONE-WAY →

MAIN LOOP

MAIN LOOP

MAIN STREET

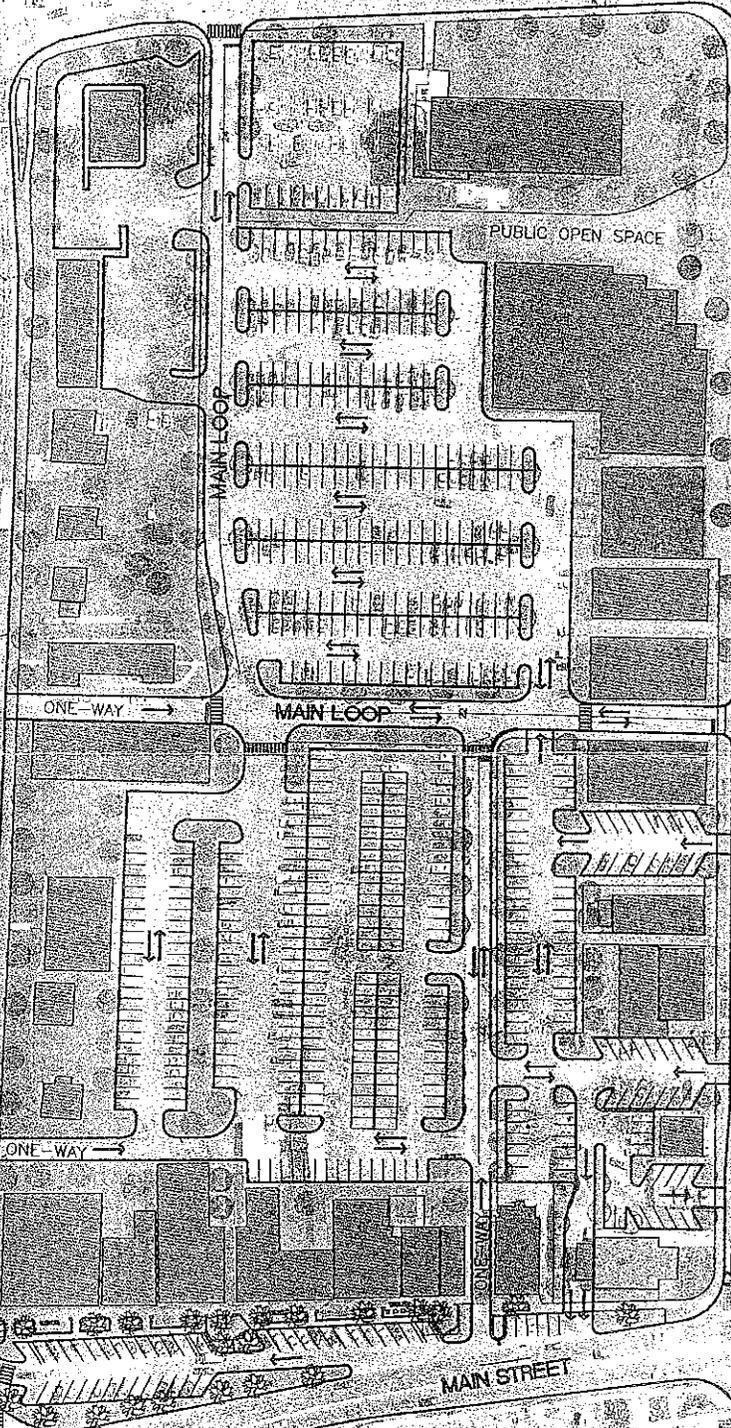
PUBLIC OPEN SPACE

POTENTIAL PUBLIC OPEN SPACE

MARKET SQUARE

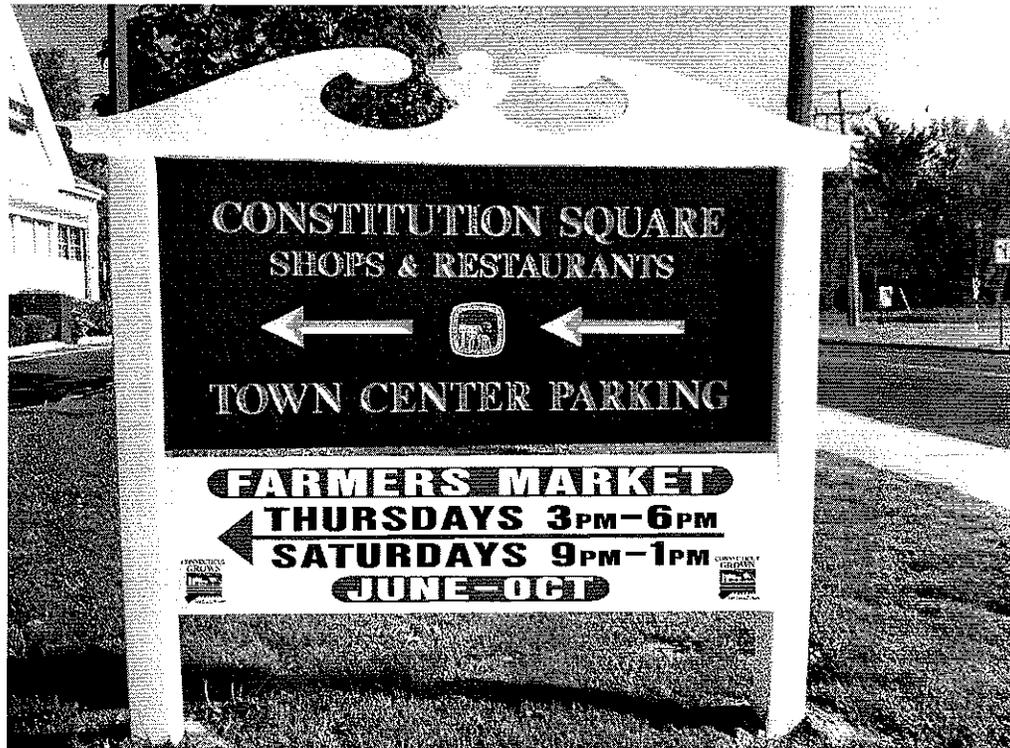
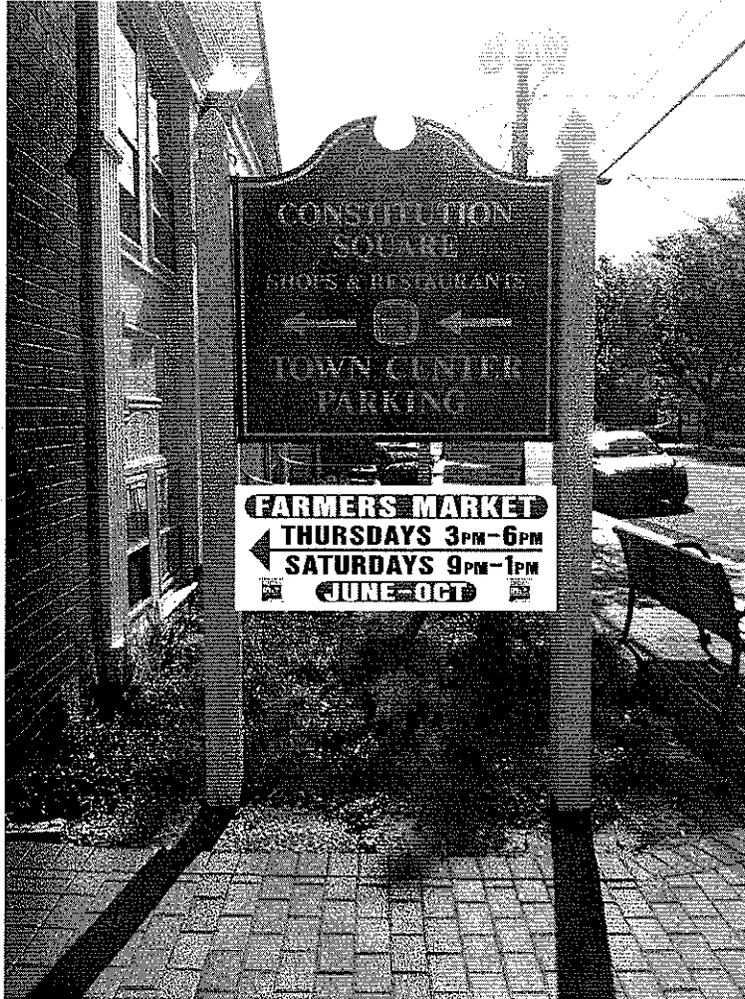
NEWINGTON CENTER DEVELOPMENT PLAN

SCALE IN FEET
0 50 100 200



DATE: 7-86

(1) MARKET SQ



(1) CEDAR ST
(1) CONSTANCE LEIGH



TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM

LOCATION OF PROPERTY: 2985 Berlin Turnpike ZONE: PD
APPLICANT: Dick's Sporting Goods TELEPHONE: 860-666-3877
ADDRESS: 2985 Berlin Turnpike, Newington, CT 06111 EMAIL: store032@desg.com
CONTACT PERSON: Tanya Attielski TELEPHONE: 860-666-3877
ADDRESS: 2985 Berlin Turnpike, Newington, CT 06111 EMAIL: aastore032@desg.com
OWNER OF RECORD: Brixmor Property Group

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): Tent sale - selling off clearance merchandise - going from 6/27/14 - 7/13/14 - from 9A - 9:30P. Tent will be approx 30' x 36'

SIGNATURE: 		DATE: <u>5/27/14</u>	
APPLICANT	DATE	OWNER	DATE

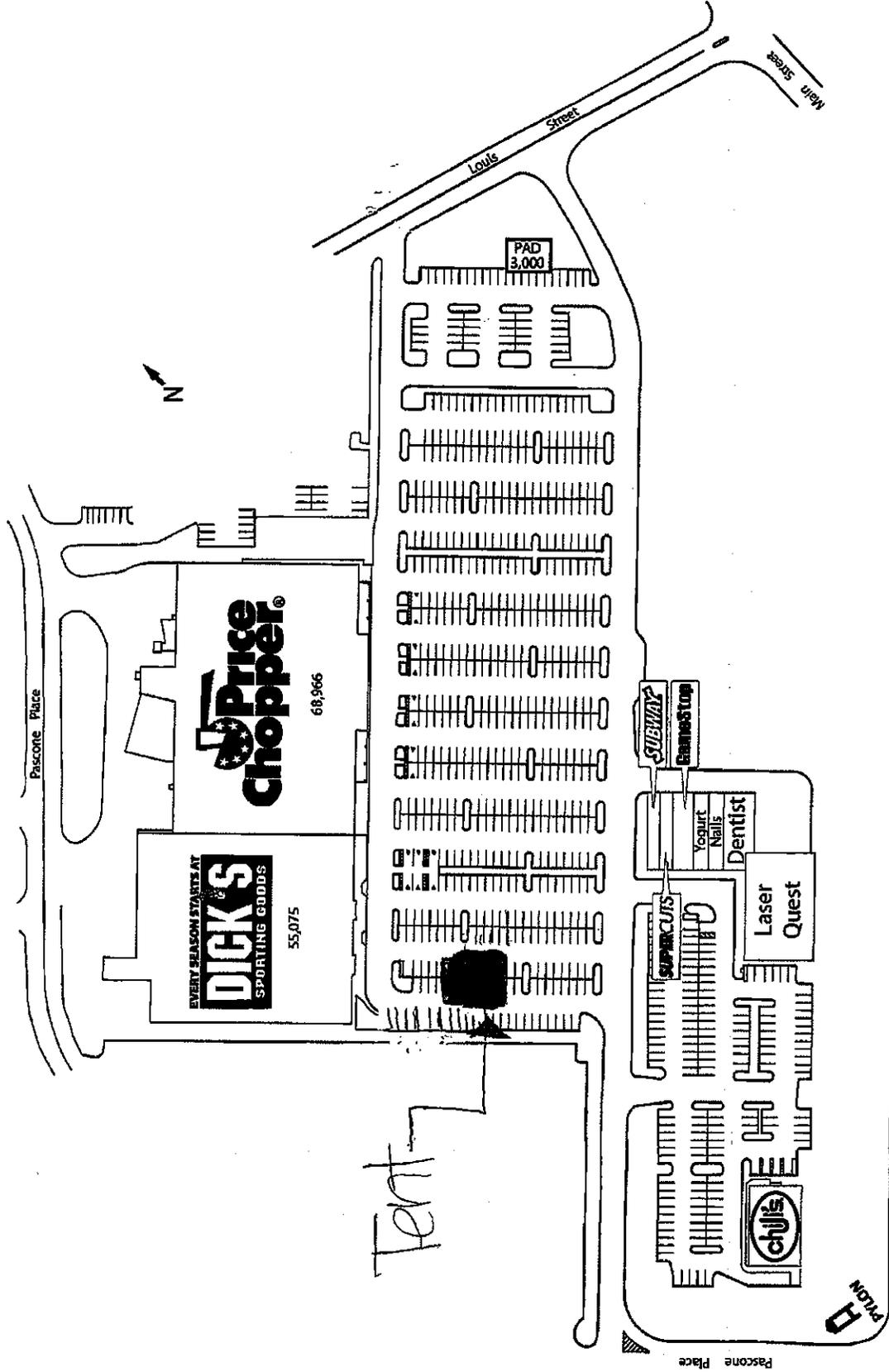
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Turnpike Plaza - Newington Newington, CT - 06111

GLA: 150,741

Major Tenants: Dick's Sporting Goods, Price Chopper



Berlin Turnpike (Conn Route 5/15)

Charles Davis (203) 256-1901 charles.davis@brixmor.com Northeast Regional Office (617) 247-2200 Brixmor.com

Note: This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

09/25/2012 - 5146



Petition # 34-14

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@umh.org
CONTACT PERSON: David M. Lawlor - President TELEPHONE: 203 929-2107
ADDRESS: 580 Long Hill Avenue - Shelton, CT 06484 EMAIL: dlawlor@umh.org
OWNER OF RECORD: Middlewoods of Newington, Inc.

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- 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:

<u>Kathy Bragan</u> APPLICANT	<u>5/21/14</u> DATE	<u>David Lawlor</u> OWNER	<u>5/21/14</u> DATE
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revision history prior to countywide mapping, refer to the report in the Flood Insurance Study report for this jurisdiction. Flood insurance is available in this community, contact your local Flood Insurance Program at (800) 638-6620.



PANEL 0511F

FIRM
FLOOD INSURANCE RATE MAP
 HARTFORD COUNTY,
 CONNECTICUT
 (ALL JURISDICTIONS)

PANEL 511 OF 675

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 COMMUNITY NUMBER: 080038
 PANEL NUMBER: 0511
 SUBSECTION: F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown should be used on insurance applications for the subject community.



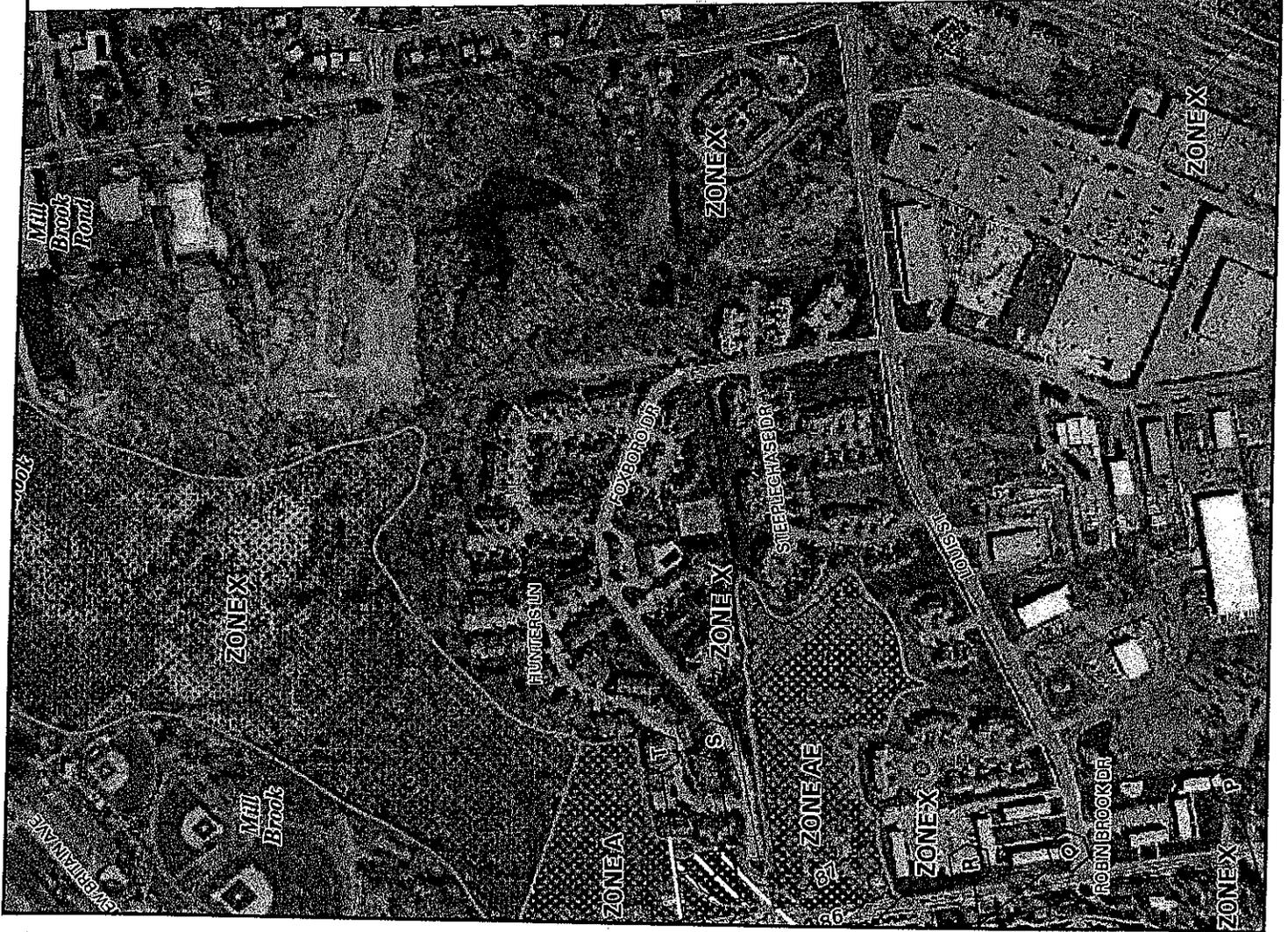
MAP NUMBER
 09003C0511F

EFFECTIVE DATE:
 SEPTEMBER 26, 2008

Federal Emergency Management Agency

4616000 M

JOINS PANEL 0512



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

DRAINAGE REPORT

PROPOSED PARKING ADDITION

“MIDDLEWOODS”

Assisted Living Facility

2125 Main Street - Newington, Connecticut

May 28, 2014

EXISTING CONDITIONS:

Middlewoods is an existing assisted living facility located on 7 acres on the northwest corner of Main Street and Louis Street. The parcel is developed in the south east corner, with a wetlands and watercourse traversing the west side of the site from south to north.

The runoff for improvements constructed to date have been mitigated by roof drain infiltrators and a detention pond, which were constructed in substantial compliance with the approval. The site is located outside the FEMA Flood Zones.

PROPOSED IMPROVEMENTS

The proposal is to install 13 additional parking spaces. Four spaces are to be constructed in the existing parking lot south of the building. Nine additional perpendicular spaces are proposed along the existing driveway.

STORM WATER DESIGN CONCEPT

The project adds an additional net impervious area of 3,060 square feet. In accordance with Newington Storm Water Drainage Manual and LID guidelines, this increase should be mitigated. The applicant elects to provide retention volume and water quality mitigation with a rain garden adjacent to the proposed pavement.

Although the improvements occur in 3 different areas, mitigation is proposed in one area only, east of the 13 perpendicular spaces. The volume provided includes approximately 1,700 square feet of existing pavement from the driveway, which is similar to the proposed pavement south of the building.

Volume / Peak Flow Calculation:

The Rain Garden Design will be based on full retention of the increased runoff volume, so no pre or post construction routing hydrographs will be necessary. The required volume is calculated as follows.

	<u>CN</u>	<u>Direct Runoff</u>
Existing CN for landscaped area:	74	3.9 Inches
Proposed CN for Impervious	98	<u>6.7 Inches</u> 2.8 Inches net to be mitigated¹

(3,060 square feet) (2.8 Inches) = **711.1 cubic feet retention storage required**

720 cubic feet retention storage provided

Water Quality Calculation:

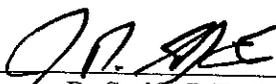
The Connecticut Storm Water Quality Manual recognizes the first one inch of rainfall as responsible for a majority of runoff pollutants, and 90% of the average rainfall events. The volume for this site is calculated as follows:

(3,060 square feet) (0.083) = 254 Cubic Feet

As the Rain Garden contains 720 cubic feet, the water quality volume is approximately 35% of the total Rain Garden capacity.

CONCLUSION:

This development as designed will not result in any change to storm water quantities discharged from this site, and will have no negative impact on adjoining parcels or public roadways.


James R. Swift, P.E. #20212


¹ Taken from Figure 9-11 attached