

cash
**TOWN OF NEWINGTON
 TOWN PLANNING AND ZONING COMMISSION**

APPLICATION FORM

APPLICATION #: <u>28-13</u>	<div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">MAY - 7 2013</div> <div style="border: 1px solid black; padding: 5px; font-weight: bold;">PLANNING DEPT.</div>
SUBMITTED DATE: <u>5/7/13</u>	
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 32A Fenn Rd ZONE: PD
 APPLICANT: DAIRES LLC TELEPHONE: 860-841-8829
 ADDRESS: 151 CARR AVE EMAIL: agarrido@cox.net
 CONTACT PERSON: ALBERT GARRIDO TELEPHONE: 860-841-8829
 ADDRESS: 151 CARR AVE EMAIL: agarrido@cox.net
 OWNER OF RECORD: Hayes Kaufman Newington Assoc LLC

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

- Zone Change to the _____ Zone (Public Hearing required)
- Zoning Amendment to Section _____ (Public Hearing required)
- Subdivision
- Resubdivision (Public Hearing required)
- Special Exception per Section 3.15.3 of the Zoning Regulations (Public Hearing required)
- Site Development Plan Approval
- Other (describe in detail) _____

SIGNATURE:

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE OWNER OF THE PROPERTY AND SUBMITTED ALONG WITH SEVEN SETS OF PLANS AND THE REQUIRED FEE.			
	<u>5/6/13</u>		<u>5/12/13</u>
APPLICANT	DATE	OWNER	DATE

NOTE:

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

STAFF REPORT
"Tango Pizza" at 32 Fenn Road

June 19, 2013

Petition #28-13:
Special Exception (Section 3.15.3: Restaurant)
32 Fenn Road
Baires LLC, applicant

Description of Petition #28-13:

The applicant would like to establish a pizza restaurant in space 32A of the "Stop & Shop" plaza.

Section 3.15.3 allows "Restaurants for consumption of food prepared and served with the building at tables or counters and at outside seating areas when approved by the Commission; and restaurants where food is prepared within the building and sold to customers for takeout and consumption off site."

Town Planner Comments:

I have reviewed the floor plan submitted by the applicant's architect, and I can confirm that this use will require no more parking than the previous retail use.

I have no objection to approving this request.

cc:
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As required by PA #09-03, \$60 of this application fee shall be paid to the CT Dept. of Environmental Protection

cash
TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION
 APPLICATION FORM

PLANNING AND ZONING COMMISSION ACTION

APPLICATION #:
SUBMITTED DATE: <u>6/19/13</u>
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: Andy Billipp

ADDRESS: 277 Cedar St TELEPHONE: 339-223-3121

OWNER OF RECORD ON NEWINGTON LAND RECORDS: Lucy Fox

COMPLETE DESCRIPTION OF LOCATION OF PROPERTY: The Eddy Farm, specifically the farm stand, across from Garfield on Willard
ZONE:

NAME, ADDRESS & TELEPHONE OF PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED: Andy Billipp TELEPHONE: 339-223-3121

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

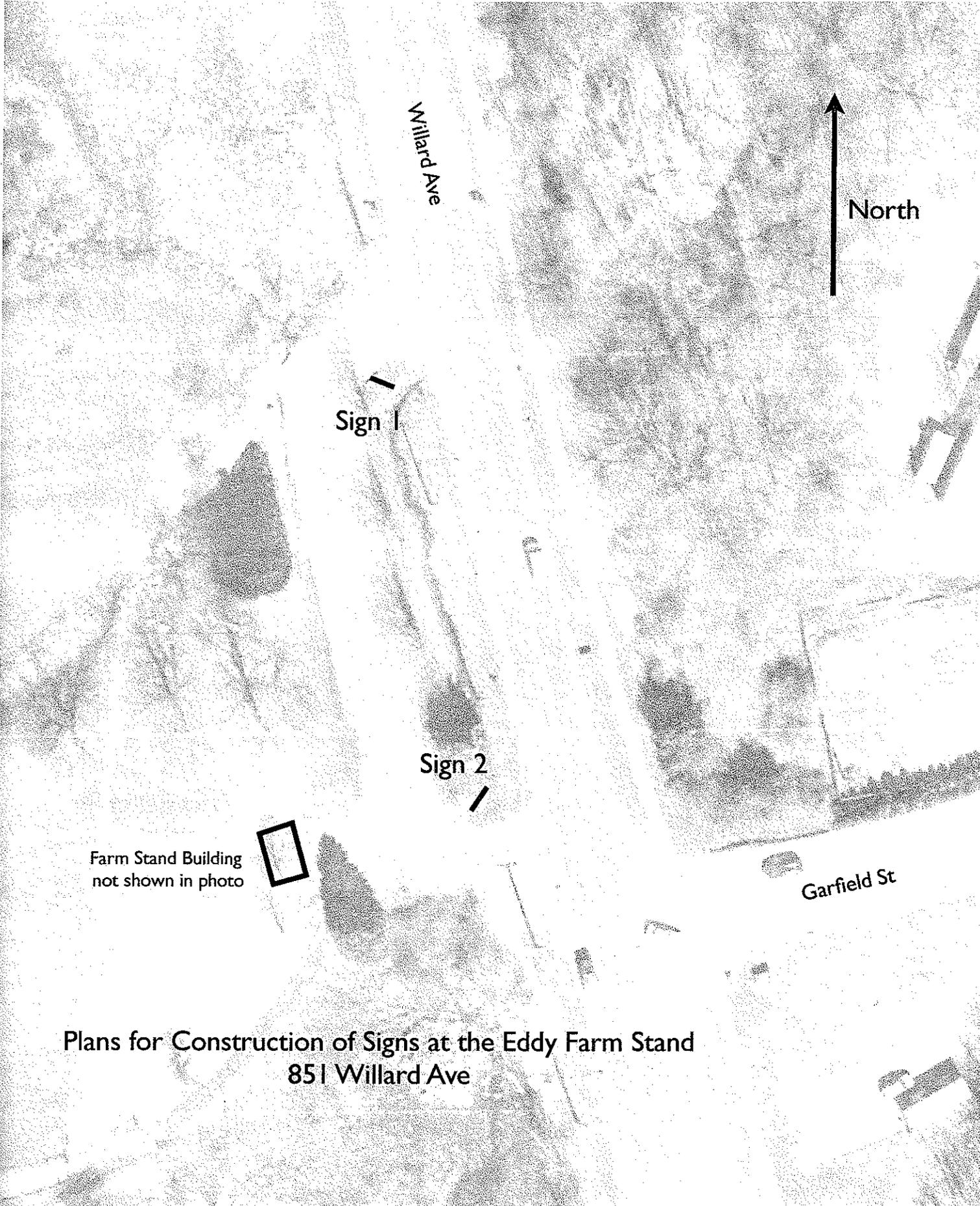
- Zone Change to _____ Zone. (Public Hearing)
- Amendment to the Zoning Regulations. (Public Hearing)
- Filing for Subdivision
- Filing for Resubdivision. (Public Hearing)
- Special Exception as required by Section 6.2.4 ~~3.1.3~~ of the Zoning Regulations. (Public Hearing)
- Site Development Plan Section _____
- Special Permit as required by Section _____ of the Zoning Regulations. (Public Hearing)
- Other (Describe in Detail) _____

SIGNATURE (S)

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

Andy Billipp 08/10/12 Lucy Fox August 6, 2012
 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.



Willard Ave

North

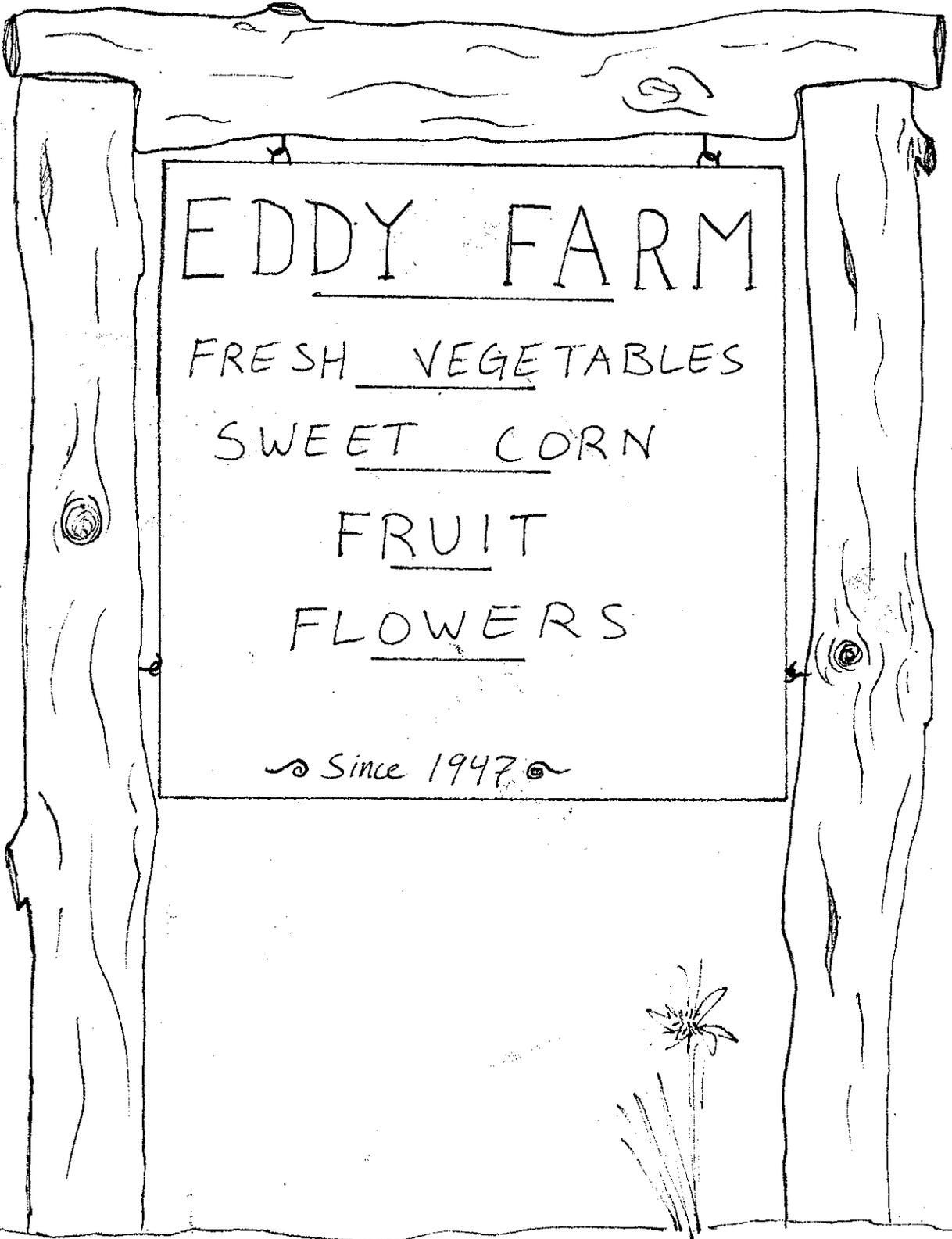
Sign 1

Sign 2

Farm Stand Building
not shown in photo

Garfield St

Plans for Construction of Signs at the Eddy Farm Stand
851 Willard Ave



EDDY FARM

FRESH VEGETABLES

SWEET CORN

FRUIT

FLOWERS

~ Since 1947 ~



STAFF REPORT
Eddy Farm Sign

June 19, 2013

Petition #37-13

Special Exception (Section 6.2.4: Freestanding Business Sign)

851 Willard Avenue ("Eddy Farm")

Andy Billip, applicant/contact.

Description of Petition #37-13:

The owners of the Eddy Farm would like to place a free-standing sign on the street next to their farm stand on Willard Avenue. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

I recommend the public hearing be scheduled for the next meeting on July 24, 2013.

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: June 19, 2013
Re: **Town Planner Report of June 26, 2013**

1. Zoning Enforcement Issues Raised at Previous TPZ Meetings:

a. Unregistered motor vehicle in front of 127 Fenn Road: The property owner was sent a Zoning Citation on June 4, 2013 ordering him to either pay the \$150 fine or appeal it within ten days. I will have more information at the meeting.

2. Old Performance Bonds held by Town: I will have an updated report at the meeting.

3. Status of the "Modern Tire" Appeal: As I write this the court date is tomorrow morning (June 20) down in Stamford. I will be there, and I will report on how it goes at the meeting.

4. Newington Junction TOD Planning: The planning consultants that were hired by CRCOG submitted a series of land use maps indicating lots that are vacant/underutilized and lots that are being used for residential, industrial, or commercial activity. The consultants also submitted a conceptual plan showing a possible network of new streets between Willard Avenue and the transit right-of-way, linking that area to the Day Street neighborhood across the tracks. I will bring these plans to the TPZ meeting on June 26, 2013. The TOD Planning committee reviewed these drawings earlier this month and generally liked them, but had some questions which I forwarded to the consultants. The committee will review the consultants' response at their next meeting.

5. "Low Impact Development" Regulations Project: The LID Committee held a public information session on June 17 to explain the benefits of LID and to get feedback from the community. The next step in the process is for the consultants to draft possible changes to Newington's various land use regulations and policies.

6. Revision to Sign Regulations: The subcommittee that has been working on this met earlier this month, and discussed some more changes that would clarify what type of temporary signs are allowed, and to rein in the use of trucks as a platform for advertising.

cc:
file

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www.newingtonct.gov