



TOWN PLAN AND ZONING COMMISSION  
PUBLIC HEARING AND REGULAR MEETING  
Wednesday, June 8, 2016

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

7:00 p.m.

A G E N D A

RECEIVED & RECORDED IN  
NEWINGTON LAND RECORDS

2016 JUN -3 AM 9:56

BY *Tanya D. Lane*  
TOWN CLERK

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND SEATING OF ALTERNATES
- III. APPROVAL OF AGENDA
- IV. ZONING ENFORCEMENT OFFICER REPORT
- V. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)
- VI. REMARKS BY COMMISSIONERS
- VII. PUBLIC HEARING
  - a. Petition #07-16: Zoning Text Amendment (Section 3.15; 3.17; 6.11: Auto-Related Uses). Modern Tire Recapping Company Inc., applicant; Attorney Timothy J. Hollister, One Constitution Plaza, Harford CT, contact. Continued from May 25, 2016.
  - b. Petition #06-16: Zoning Text Amendment (Sections 5 - 9). TPZ, applicant/contact. Continued from May 25, 2016.
  - c. Petition #22-16: Special Permit (Section 3.15.3: Restaurant) at 2551 Berlin Turnpike (The Sloppy Waffle). The Sloppy Waffle, applicant; 2551 Berlin Turnpike LLC, owner; Luz Ramos, 164 Eddy Lane, Newington CT, contact.
  - d. Petition #10-16: Zoning Text Amendment (Section 6.15: Low Impact Development). Town Plan and Zoning Commission, applicant.
- VIII. APPROVAL OF MINUTES
  - a. Regular Meeting on May 11, 2016
- IX. NEW BUSINESS
  - a. Petition #23-16: Site Plan Modification (Tent Sale) at 2985 Berlin Turnpike (Dick's Sporting Goods). Dick's Sporting Goods, applicant; Brixmor Property Group, owner; Nathalie Orapeza, 2985 Berlin Turnpike, Newington CT, contact.

- b. Petition #24-16: Site Plan Approval at 131 Summit Street. 131 Summit Street LLC, owner; Dan Pizzoferrato, 308 Alumni Road, Newington CT, applicant/contact.
- c. Petition #25-16: Site Plan Modification at 136 Rockwell Road. Perlini Enterprises LLC, owner; Ernest Perlini, applicant; Alan Bongiovanni, 170 Pane Road, Newington CT contact.
- d. Petition #26-16: Site Plan Modification at 75 Rockwell Road. Solid Rock Realty LLC, owner; Lynn Welding, applicant; Alan Bongiovanni, 170 Pane Road, Newington CT, contact.

**X. OLD BUSINESS**

- a. Petition #17-16: Site Plan Modification at 2355 Berlin Turnpike (McDonald's Restaurant). McDonald's USA, owner/applicant; Eric Dubrule, Bohler Engineering, 352 Turnpike Road, Southborough, MA, contact.
- b. Petition #18-16: Special Permit (Section 6.2.4: Freestanding Sign) at 177 Day Street (Newington Veterinary Clinic). Sign Pro Inc., applicant; 177 Day Street LLC, owner; Robert Kuszpa, Sign Pro Inc., 60 Westfield Drive, Plantsville CT, contact.
- c. Petition #20-16: Site Plan Modification at 80 Fenn Road. Fenn Road 80 LLC, owner/applicant; Joseph Sullo, Wethersfield CT, contact.
- d. Alumni Road Traffic Signal.

**XI. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- a. Petition #27-16: Special Permit (Section 6.2.4: Freestanding Sign) at 109 Stamm Road. Sign Pro Inc., applicant; Lot 5 Styles Avenue LLC, owner; Robert Kuszpa, Sign Pro Inc., 60 Westfield Drive, Plantsville CT, contact.

**XII. TOWN PLANNER REPORT**

- a. Town Planner Report for June 8, 2016

**XIII. COMMUNICATIONS**

- a. CRCOG Zoning Reports to Berlin, Farmington, Hartford, and West Hartford TPZ.

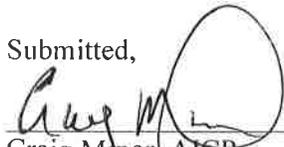
**XIV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XV. REMARKS BY COMMISSIONERS**

**XVI. CLOSING REMARKS BY THE CHAIRMAN**

**XVII. ADJOURN**

Submitted,



Craig Minor, AICP  
Town Planner



Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP *CM*  
Date: May 31, 2016  
Subject: **Petition #07-16: Zoning Text Amendment (Section 3.15; 3.17; and 6.11: Auto-Related Uses). Modern Tire Recapping Company Inc., applicant; Attorney Timothy J. Hollister, One Constitution Plaza, Harford CT, contact.**

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### **Description:**

This is a petition to amend the various auto-related uses sections of the zoning regulations (Sections 3.15, 3.17, and 6.11). The applicant is Modern Tire Recapping Company of 3455 Berlin Turnpike. This application is "in connection with efforts to settle a pending lawsuit, *Colleen Bielitz, et al. vs. Wex-Tuck Realty, LLC et al.*, to which the Town Plan and Zoning Commission and the Town of Newington are parties". That lawsuit pertains to the Firestone Complete Auto Care store which recently opened at 2897 Berlin Turnpike.

### **Staff Comments:**

At the public hearing on May 25, 2016 there was considerable discussion about the different types of DMV licenses, and how they relate to the current and proposed auto-related uses zoning regulation. This memo will attempt to give the Commission enough information for it to make an informed decision on this aspect of the proposed amendment.

During the months leading up to TPZ's decision in 2012 to resume allowing auto-related uses on the Berlin Turnpike, I suggested creating two different categories: one category for activities that the Commission was willing to allow on the Berlin Turnpike, and the other category for uses that were acceptable elsewhere in town but not on the Berlin Turnpike. To make the difference between the two categories objective, I suggested defining them in terms of the uses/licenses required by the State of Connecticut DMV for the different types of auto-related businesses.

The first category consists of businesses that need no DMV license (oil changing, tires, installing of batteries or light bulbs, replacing windshield wiper blades, etc. but not car washes, and not auto detailing); or require only a "limited repairer's license" (brake repairs); or a gas station DMV permit. The other category consists of car dealerships; repair shops which require a DMV license per Sec. 14-51(a); car rental businesses which need a DMV license per Sec. 14-15a; and car washes (no DMV license required). That is what TPZ adopted in 2012.

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

At the public hearing on May 25, Mr. Amenta stated that even though Firestone was approved under the first category (for a business that only needs a DMV “limited repairer’s license”), DMV has issued them a “repairer’s license”. I reviewed the file, and I found that the TPZ staff checked the wrong box on the DMV license application, erroneously indicating that TPZ had no objection to Firestone being issued a “general repairer’s license”. However, this is moot – by Newington’s zoning regulations they are still only allowed to provide services that can be conducted under a “limited repairer’s license”. If they are found to be “repairing, overhauling, adjusting, assembling or disassembling any motor vehicle”, they would be in violation of their TPZ approval and we would take appropriate action.

cc:  
file



Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP *CM*  
Date: May 31, 2016  
Subject: **Petition #06-16: Comprehensive Review of the Zoning Regulations**  
**(Sections 5 – 9)**

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### **Description:**

From November 2014 to approximately October 2015, the TPZ conducted a series of special “workshop” meetings to do a comprehensive review of the zoning regulations. The goal was to find and fix text items that needed minor adjustments – any major deficiencies were set aside to be handled separately. The comprehensive review has been finished, and is now undergoing the public hearing required by State law.

### **Staff Comments:**

This is the continued public hearing for Sections 5 through 9 of the Zoning Regulations, which began on May 25, 2016.

At the May 25, 2016 public hearing the Commission suggested the Berlin Turnpike greenspace regulation be amended to make it clear that nothing may be located in the minimum front yard (i.e. 35’ back from the street line). Paragraph B has been revised as follows:

- B. ~~**New construction of business and industrial uses shall provide front yard green space and landscaping of at least 35 feet. The Commission may waive this requirement in whole or in part in accordance with the procedures of Section 6.10.5-C. When requested to waive this standard the Commission will take into account access management measures and parking lot green space enhancements proposed by the applicant and the implementation of vegetative low impact development techniques. No accessory structures, above-ground utilities, or pavement shall be placed in the 35’ minimum front yard.**~~

cc:  
file

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Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP *CR*  
Date: May 31, 2016  
Subject: **Petition #22-16: Special Permit (Section 3.15.3: Restaurant) at 2551 Berlin Turnpike (The Sloppy Waffle). The Sloppy Waffle, applicant; 2551 Berlin Turnpike LLC, owner; Luz Ramos, 164 Eddy Lane, Newington CT, contact.**

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### **Description of Petition #22-16:**

This existing restaurant wants to expand from 830 square feet as originally approved by TPZ in 2012 to 2,300 square feet. "Restaurant" is a special permit activity and this is a substantial change, so a revised special permit and public hearing are required. The proposed floor plan showing the extent of the expansion is attached.

### **Staff Comments:**

The building at 2551 Berlin Turnpike has apparently always had limited parking. When a modification to the then-current site plan was approved by TPZ in 2007, the Commission waived ("deferred" was what they called it) twelve of the forty-nine parking spaces normally required for a retail building of this size. We now know that only the ZBA can waive the parking requirements, but the TPZ did it, with no restrictions on the type of tenants.

An analysis of the current tenant mix and building use indicates the following:

1. The Sloppy Waffle has a proposed tenant space of approximately 2300 square feet. Of that, roughly 1040 square feet are "open to the public". The kitchen, three bathrooms, private counter space and storage areas (areas that are not "open to the public") occupy the remaining 1260 square feet of that unit.
2. Parking calculations for all tenants:
  - A. Hair Salon on Second Floor: 1600 sq ft @ 5 spaces per 1000 = 8 spaces required.
  - B. Retail Gift Shop "Songbird": 3000 sq ft @ 5 spaces per 1000 = 15 spaces required.
  - C. Warehouse in Rear: 3000 sq ft @ 1 space per employee = 2 spaces required.
  - D. Sloppy Waffle: 2300 sq ft (1040 open to public) @ 20 spaces per 1000 sq ft open to the public = 20.8 = 21 spaces required.

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Spaces shown on Site Plan:	37
Spaces waived by TPZ in 2007:	12
Total Spaces required for all tenants, including proposed restaurant expansion, before waiver:	46

If TPZ had not waived 12 parking spaces, the site would need 46 spaces to accommodate the current tenants and the proposed restaurant expansion. But since TPZ did grant that waiver, the site only needs 34 spaces. The 37 existing spaces are therefore sufficient to allow the restaurant expansion.

cc:  
file



Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP *CM*  
Date: May 31, 2016  
Subject: **Petition #09-16: Revise LID Regulations**

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### **Description of Petition #09-16:**

In 2015 the TPZ placed a one-year moratorium on part of the then-new LID (Low Impact Development) zoning regulations, exempting homeowners who wanted to build a garage or remodel their homes. The purpose of the moratorium was to give TPZ time to evaluate the impact of the LID regulations on homeowners. TPZ subsequently determined that the burden of LID on homeowners was excessive, and directed the staff to prepare an amendment to the LID regulations to make moratorium permanent. TPZ also felt that the burden of compliance for commercial projects with small amounts of new impervious cover was also excessive, and that only large redevelopment sites ought to be subject to the LID regulations.

### **Comments:**

- a. The proposed amendment contains the following changes to the current LID regulation:
  1. It makes the "homeowner moratorium" permanent.
  2. It creates a threshold of 1,200 s.f. of new impervious cover for new and existing (modified) commercial and multi-family sites.
  3. Redevelopment sites will be subject to the LID regulations only where the parcel is 4 acres or larger.
- b. The CRCOG Regional Planning Commission submitted the following comment:

"The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and has concerns regarding the proposed amendment. Although low impact development will continue to be required for commercial, institutional and multi-unit residential developments which increase impervious surface areas by 1200 square feet or more, the elimination of this requirement for

development on redevelopment parcels of less than four acres and any residential lot regardless of the size is counter to the following Policy Recommendations of the 2014-2024 Regional Plan:

- 1) Natural Resources Conservation Policy Recommendation A.4: Work with municipalities and developers to employ current best management practices (BMPs) to prevent nonpoint source pollution from construction and existing development and encourage use of Low Impact Development (LID) techniques for new development, and
- 2) Land Use Policy Recommendation C.10: Encourage revisions to local regulations which strengthen erosion control and stormwater management and which promote low impact development (LID) and other means of preserving and restoring the functions of natural systems. We encourage the Town to continue to work with homeowners, developers and contractors to encourage use of LID on residential lots and for smaller developments.”

With all due respect to the Regional Planning Commission, I think it is an exaggeration to state that this amendment is “counter to the policy recommendations of the 2014-2024 Regional Plan”. At 1,200 square feet of new impervious the threshold is quite low; that’s a square of only 35’ per side. Virtually all new commercial development will exceed this amount and be required to comply with the LID regulations.

However, I do think that the term “redevelopment” ought to be defined for the purpose of this regulation, to distinguish it from “site plan modification” which is not exempt from LID. I recommend adding the sentence **“Redevelopment” shall mean development following the demolition of an existing building**” to Paragraph 6.15.3.2.

cc:  
file



Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP *CM*  
Date: May 31, 2016  
Subject: **Petition #23-16: Site Plan Modification (Tent Sale) at 2985 Berlin Turnpike (Dick's Sporting Goods). Dick's Sporting Goods, applicant; Brixmor Property Group, owner; Nathalie Orapeza, 2985 Berlin Turnpike, Newington CT, contact.**

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### **Description of Petition #23-16:**

Dick's Sporting Goods would like to conduct another "tent sale" in the parking lot of their store at 2985 Berlin Turnpike, from June 24 through July 10. It will be in the same location as the past two years. Section 3.23.1 of the zoning regulations 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:**

I have contacted the Fire Marshal and the Police Department to see if there were any problems with last year's event. I will present their responses at the meeting.

cc:  
file

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TOWN OF NEWINGTON

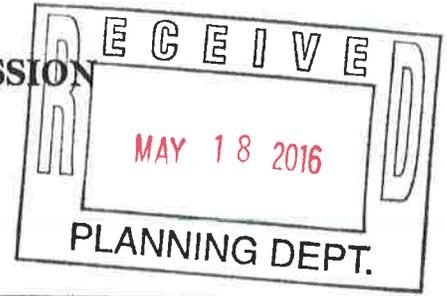
Petition #

23-16

CR # 17-400708810

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM



LOCATION OF PROPERTY: 2985 Berlin Turnpike ZONE:

APPLICANT: Dick's Sporting Goods TELEPHONE: 860-666-3877

ADDRESS: 2985 Berlin Turnpike EMAIL: store032@dcs.com

CONTACT PERSON: Administrative Assistant Nathalie Orapeza TELEPHONE: 860-666-3877

ADDRESS: 2985 Berlin Turnpike EMAIL: AASore032@dcs.com

OWNER OF RECORD: Brixmar 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 clearance merchandise 6/24/16 - 7/10/16, 9:00a - 9:30p. Tent will be approximately 20'x60'

SIGNATURE:

Signature of Nathalie Orapeza, DATE 5/18/16, APPLICANT, 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).

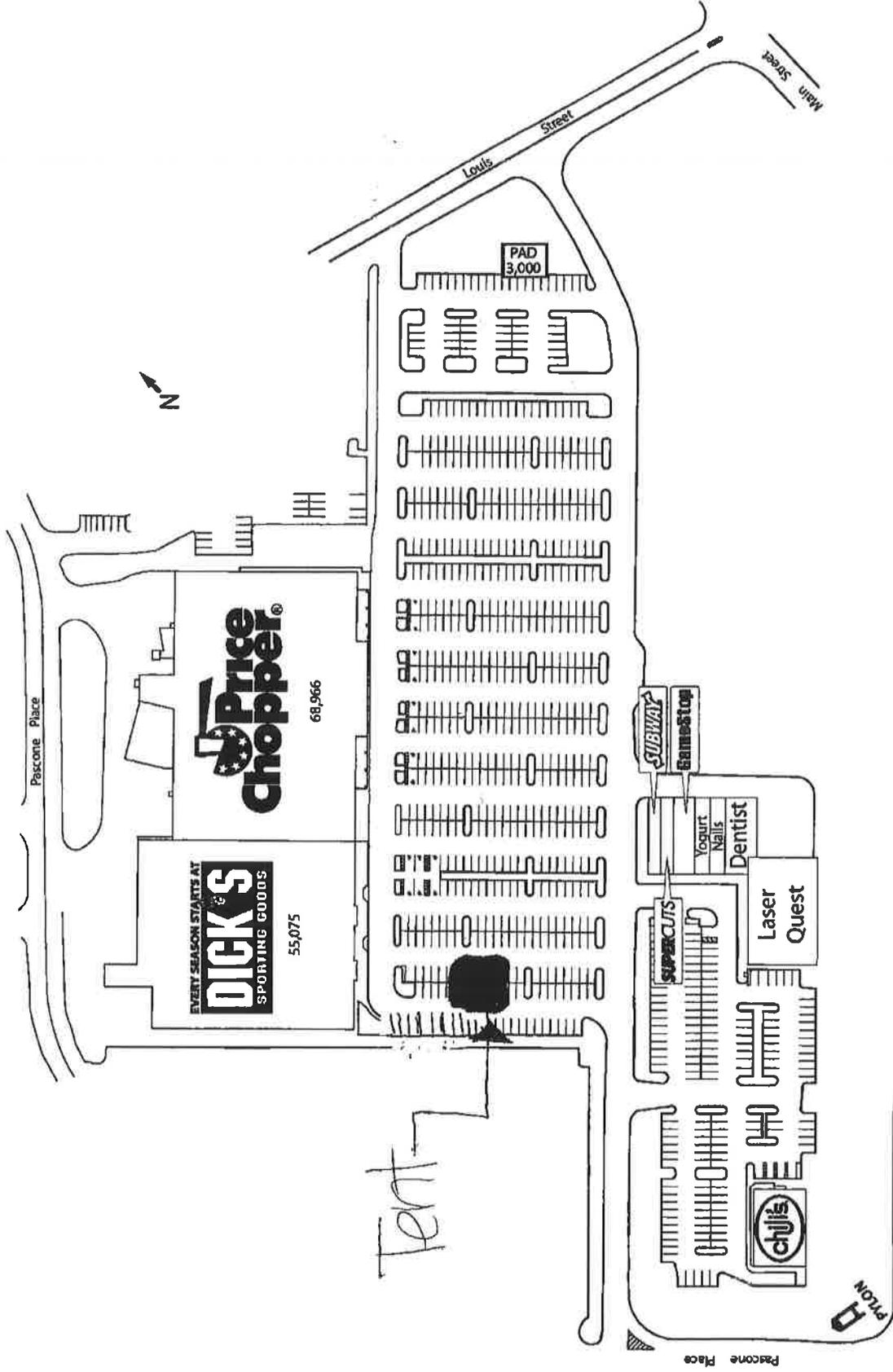
NOTE: PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF THE NEWINGTON ECONOMIC DEVELOPMENT COMMISSION. APPLICANTS PROPOSING TO BUILD, MODIFY EXISTING SITE PLANS, 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.

# Turnpike Plaza - Newington Newington, CT - 06111

GIA: 150,741

Major Tenants: Dick's Sporting Goods, Price Chopper

# BRIXMOR™



Berlin Turnpike (Conn Route 571 S)

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



Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP   
Date: June 1, 2016  
Subject: **Petition #24-16: Site Plan Approval at 131 Summit Street. 131 Summit Street LLC, owner; Dan Pizzoferrato, 308 Alumni Road, Newington CT, applicant/contact.**

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### **Description of Petition #24-16:**

This is an application for site plan approval of a small utility building on a vacant Industrial-zoned lot in a residential neighborhood on Summit Street. The building will be divided into three units that the applicant plans to rent to small contractors to store their equipment. He intends to use one of the units for his own landscaping equipment.

### **Staff Comments:**

The site plan was lacking a substantial amount of required information (see attached memo to the applicant from me), but nothing that I would consider a “deal breaker”. As of this writing I have not seen any revised plans.

cc:  
file

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townplanner@newingtonct.gov  
www.newingtonct.gov



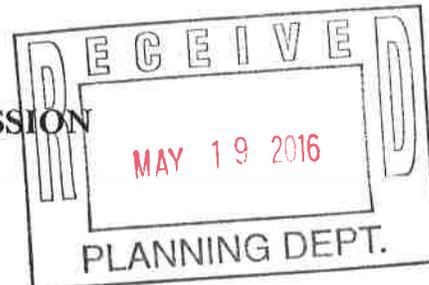
CR# 1013

Petition # 24-16

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM



LOCATION OF PROPERTY: 131 Summit St. ZONE:

APPLICANT: Dan Pizzoferrato TELEPHONE: (860) 985-8336

ADDRESS: 308 Alumni Rd. 06111 EMAIL: Renew75@gmail.com

CONTACT PERSON: Dan Pizzoferrato TELEPHONE: 860 985-8336

ADDRESS: 308 Alumni Rd. 06111 EMAIL:

OWNER OF RECORD: 131 Summit St LLC

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): \_\_\_\_\_

SIGNATURE:

	5-19-16		5-19-16
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.



# 131 Summit Street



## Legend

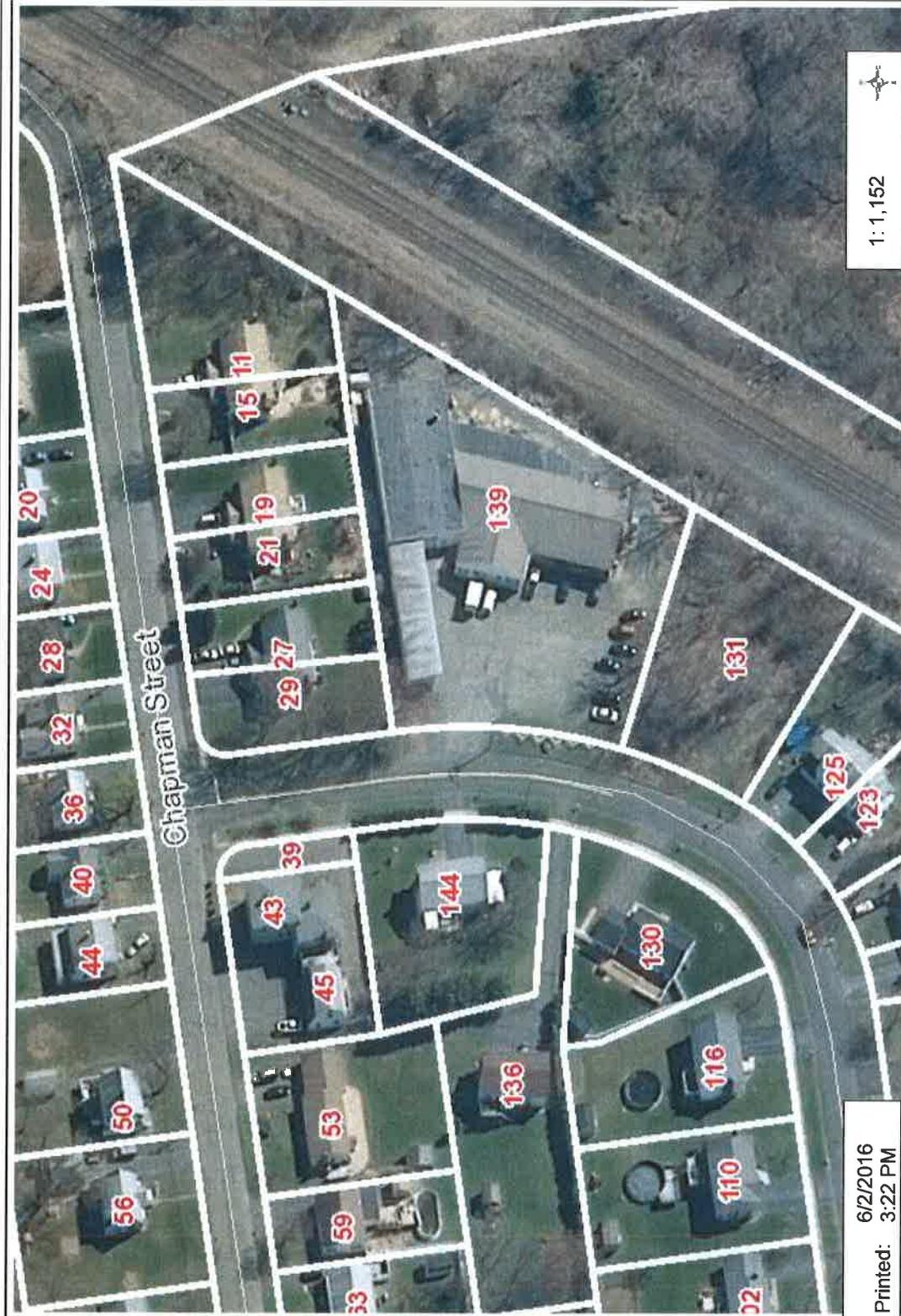
Parcel

2012 color aerial photo

Red: Band\_1

Green: Band\_2

Blue: Band\_3



1 : 1,152

Printed: 6/2/2016 3:22 PM

This map is user generated static output. This map is for reference only and should be used for REPRESENTATION ONLY. The Town of Newington refutes any liability for any actions taken or not taken based on this map.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION AND IS NOT CONSIDERED SURVEY QUALITY.**

192.0 Feet

96.00

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192.0

## Notes

Notes



Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

May 25, 2016

Dan Pizzoferrato  
308 Alumni Road  
Newington, CT 06111

**Re: Petition #24-16: Site Plan Approval (Commercial Building) at 131 Summit Street. 131 Summit Street LLC, owner; Dan Pizzoferrato, 308 Alumni Road, Newington CT, applicant/contact.**

Dear Mr. Pizzoferrato,

I have completed my review of the above-reference application, and have the following comments.

1. Section 5.3.4: Content of a Site Plan

- a. The site plan is lacking the context map (AKA a key map) at 200-scale (Section 5.3.4.A).
- b. No architectural elevations were submitted (Section 5.3.4.B).
- c. The distance and bearing of the western property boundary appears to be missing (Section 5.3.4.C.2).
- d. Does the applicant intend to have a dumpster enclosure? If so, it needs to be shown (Section 5.3.4.C.5).
- e. It is not clear if all four corners of the parcel are monumented, and if so, with what type of pin or merestone (Section 5.3.4.C.7).
- f. No landscaping plan was provided (Section 5.3.4.C.10).
- g. No lighting plan was provided (Section 5.3.4.C.11).
- h. The site plan is missing the Commission approval block (Section 5.3.4.C.12). See attached example.
- i. A proposed gas main is not shown (Section 5.3.4.D.4).

2. Section 7.4: Design Standards, Site Plan Check List

a. Be advised that curbing at the entrance must be granite or concrete (Section 7.4.9.B.1).

b. The title block is lacking the name of the person who prepared it (Section 7.4.23). Also, please replace the phrase "Inland Wetlands and Watercourses" with "Town Plan and Zoning Commission". The Inland Wetlands reference would be confusing to the person who is looking for the TPZ-approved site plan.

If you have any questions or comments, please contact me via email at [cminor@newingtonct.gov](mailto:cminor@newingtonct.gov) or call me at (860) 665-8575.

Sincerely,



Craig Minor, AICP  
Town Planner

✓ cc:  
✓ file

Approved by the Newington Town Plan and Zoning Commission as Petition # _____ at the meeting on _____.	
_____	_____
Date	Chairman
Pursuant to Section 8-3c(e) of the Connecticut General Statutes all work in connection with this approved Site Plan shall be completed by _____ (date of approval plus five years).	



Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP *CM*  
Date: June 1, 2016  
Subject: **Petition #25-16: Site Plan Modification at 136 Rockwell Road. Perlini Enterprises LLC, owner; Ernest Perlini, applicant; Alan Bongiovanni, 170 Pane Road, Newington CT contact.**

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### **Description of Petition #25-16:**

This is an application for site plan approval to double the size of the existing industrial building. The addition will be a “mirror image” of the existing building.

### **Staff Comments:**

As of this writing I have not completed my review.

cc:  
file

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townplanner@newingtonct.gov  
www.newingtonct.gov



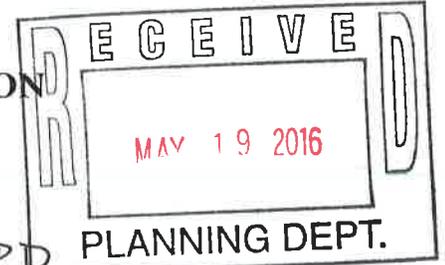
OK #21320

Petition # 25-16

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM



LOCATION OF PROPERTY: 136 Rockwell Road ZONE: PD

APPLICANT: Ernest Perlini TELEPHONE: 860-604-5955

ADDRESS: P.O. Box 405 South Lyme CT 06376 EMAIL: ernestperlini@yahoo.com

CONTACT PERSON: ALAN BONGIOVANNI, BGI TELEPHONE: 860-666-0134

ADDRESS: 170 PANE ROAD, NEWINGTON, CT. 06111 EMAIL: AL@BGILS.COM

OWNER OF RECORD: Perlini Enterprises, LLC

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).
[X] Site Plan Approval or Modification
Other (describe in detail, or attach): \_\_\_\_\_

SIGNATURE:

Signature lines for APPLICANT (Ernest L. Perlini), DATE, OWNER (Ernest L. Perlini), and 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.



# 136 Rockwell Road



Printed: 6/2/2016 3:25 PM



This map is user generated static output. This map is for reference only and should be used for REPRESENTATION ONLY. The Town of Newington refuses any liability for any actions taken or not taken based on this map.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION AND IS NOT CONSIDERED SURVEY QUALITY.**



### Legend

- Parcel
- 2012 color aerial photo
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

### Notes

Notes



Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP   
Date: June 1, 2016  
Subject: **Petition #26-16: Site Plan Modification at 75 Rockwell Road. Solid Rock Realty LLC, owner; Lynn Welding, applicant; Alan Bongiovanni, 170 Pane Road, Newington CT, contact.**

---

### **Description of Petition #26-16:**

This is an application for site plan modification, to construct a 3,430 addition onto the back of the existing industrial building at 75 Rockwell Avenue.

### **Staff Comments:**

As of this writing I have not completed my review of the plans.

cc:  
file

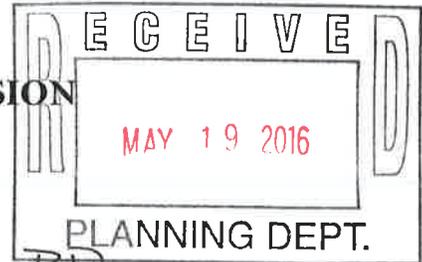
Phone: (860) 665-8575 Fax: (860) 665-8577  
townplanner@newingtonct.gov  
www.newingtonct.gov



dk# 3843  
TOWN OF NEWINGTON

Petition # 26-16

TOWN PLAN AND ZONING COMMISSION  
APPLICATION FORM



LOCATION OF PROPERTY: 75 Rockwell Road ZONE: PD

APPLICANT: Lynn Welding TELEPHONE: 860-667-4400

ADDRESS: 75 Rockwell Road, Newington, CT EMAIL: darius@lynnwelding.com

CONTACT PERSON: Darius Kania TELEPHONE: 860-667-4400

ADDRESS: 75 Rockwell Road, Newington, CT EMAIL: darius@lynnwelding.com

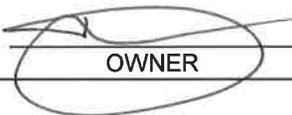
OWNER OF RECORD: Solid Rock Realty, LLC

cc: ALAN BONGIOVANNI, BGI 170 PANE ROAD, NEWINGTON, CT 06111

**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): \_\_\_\_\_

**SIGNATURE:**

 APPLICANT	<u>5/18/16</u> DATE	 OWNER	<u>5/18/16</u> 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.



# 75 Rockwell Road



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1: 1,310



This map is user generated static output. This map is for reference only and should be used for REPRESENTATION ONLY. The Town of Newington retunes any liability for any actions taken or not taken based on this map.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION AND IS NOT CONSIDERED SURVEY QUALITY.**

### Notes

Notes

### Legend

Parcel

2012 color aerial photo

Red: Band\_1

Green: Band\_2

Blue: Band\_3















Tanya D. Lane  
Acting Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

Craig Minor, AICP  
Town Planner

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP   
Date: June 1, 2016  
Subject: **Petition #27-16: Special Permit (Section 6.2.4: Free-Standing Sign) at 109 Stamm Road. Sign Pro Inc., applicant; Lot 5 Styles Ave LLC, owner; Robert Kuszpa, Sign Pro Inc., 60 Westfield Drive, Plantsville CT, contact.**

---

### **Description of Petition #27-16:**

The owner of this commercial building would like to provide his two tenants with a free-standing sign on the premises.

### **Staff Comments:**

I recommend the public hearing be scheduled for the next meeting on June 22, 2016.

cc:  
file

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

ck#554

Petition # 27-16



TOWN OF NEWINGTON  
TOWN PLAN AND ZONING COMMISSION  
APPLICATION FORM

LOCATION OF PROPERTY: 109 Stamm Rd. ZONE: Industrial  
APPLICANT: Sign Pro Inc. TELEPHONE: 860-426-3012  
ADDRESS: 60 Westfield Dr., Plantsville, Ct. 06479 EMAIL: bob@signpro-usa.com  
CONTACT PERSON: Robert Kuspa TELEPHONE: 860-426-3012  
ADDRESS: 60 Westfield Dr., Plantsville, Ct. EMAIL: bob@signpro-usa.com  
OWNER OF RECORD: Lot 5 Styles Ave. LLC

**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 Signs 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	<u>5/26/16</u> DATE	 OWNER	<u>5-27-16</u> 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.



Sign Pro Inc.  
60 Westfield Drive  
Plantsville, CT 06479 USA

P. 860.229.1812  
F. 860.223.1812

CTLIC# ELC.0196771-C7  
CTLIC# MCO.0903117  
signpro-usa.com

May 26, 2016

Town of Newington  
Town Plan and Zoning Commission  
131 Cedar Street  
Newington, CT 06111

Re: Campbell Cooling / Barney Barker Oil Company  
109 Stamm Road  
Newington, CT

To The TPZ,

We are requesting a special exception per Section 6.2.4 of the Zoning Regulations concerning signs. We are requesting approval of a freestanding sign for this property in order to provide identification of the occupants of the building.

The proposed freestanding sign is non-illuminated and single sided. Each tenant panel measures 24" x 60" with another 12" at the top for the street address. The overall size is 25.0 sq. ft., with an overall height of 88" which complies with the current sign regulations.

The sign would be placed relatively parallel to the road, approximately 6 feet inside of the right-of-way, 27 feet from the curb line. The sign would be outside of the fifteen foot sight line triangle required for the driveway.

Sincerely,

  
Robert Kuszpa  
Permit Expeditor  
Sign Pro, Inc.

# Campbell Cooling

Project Address:  
Newington, CT

SPI WO #: 13206  
Issue Date: 05/23/2016

Salesperson: Daren Madigan  
Designer: KRC

DRAWINGS ARE NOT TO SCALE  
UNLESS OTHERWISE NOTED

SPI Revisions:  
v2 KRC 05/23/2016  
-Address change  
v3 KRC 05/25/2016  
-Remv red stripe  
v4 KRC 05/25/2016  
-Added specs  
-Added to pic



Photo rendering is only conceptual. Actual size ratio may differ from finished sign.

Customer Approval:  APPROVED  APPROVED AS NOTED  REVISE & RESUBMIT

PRINT \_\_\_\_\_ SIGN \_\_\_\_\_ DATE \_\_\_\_\_  
© COPYRIGHT 2016. BY SIGN PRO INC. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SIGN PRO INC. AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SIGN PRO INC.

**SIGN PRO**  
signpro-usa.com  
60 Westfield Drive  
Plantsville, CT 06479  
860.229.1812





Tanya D. Lane  
Acting 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:** Town Planner Craig Minor, AICP  
**Date:** June 2, 2016   
**Subject:** Town Planner Report for June 8, 2016

---

1. Open Space Zone:

The agenda for this meeting got very full (so much so that the Chairman directed me to postpone the public hearing on the proposed Interior Lot regulation). I will report on this item next time.

2. Implementing the 2020 POCD Recommendations:

In my previous Town Planner Report I informed the TPZ that I'm working with town staff to develop a sidewalk infill plan as recommended on Page 46 of the POCD. The staff met last week, and we quickly realized that the Town's map of existing sidewalks is incorrect. I have directed the Assistant Town Planner to work with the Town's new GIS technician to create an accurate map of existing sidewalks.

3. Higher-Density Residential Development Moratorium

I tweaked the wording of the expiring higher-density residential development moratorium to be specific to Newington Junction (the expiring one was generic so that it could apply to both of the two CTfastrak neighborhoods) and emailed it to CRCOG in time to be able to have a public hearing on it at the first meeting in July. I'll provide you with a copy of it in the next agenda packet, but if anyone wants to see it sooner, just call or email me and I'll send it to you.

4. Graduation Banners

As requested by TPZ, the Town Highway Department staff removed the banners from the Willard Avenue bridge and are storing them at the Highway Garage. At the request of someone from Superintendent Collins' office last week I resent him the guidelines that TPZ had proposed at the meeting on March 23, 2016.

cc:  
file

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

May 20, 2016

**TO: WEST HARTFORD PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2016-51: Proposed zoning ordinance amendments to Special Development District #125 for 645 Prospect Avenue. The proposed amendment shifts the financial responsibility for waste and recycling pick-up services from the Loomis-Wooley Condominium owners to the Town of West Hartford.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

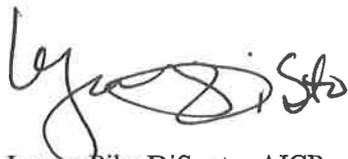
Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 6/14/2016.

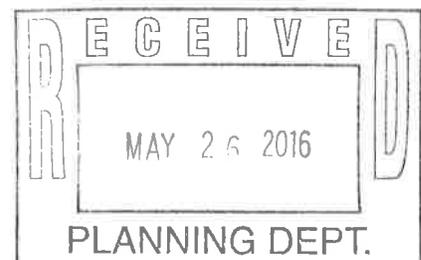
**DISTRIBUTION:** Planner: Avon, Farmington, Newington, Bloomfield, Hartford

Respectfully submitted,  
Sandra Bobowski, Chairman  
Regional Planning Commission

Karl Robert Profe, Vice Chairman  
Regional Planning Commission



Lynne Pike DiSanto, AICP  
Principal Planner and Policy Analyst



May 20, 2016

**TO: FARMINGTON PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2016-57: Proposed zoning regulation amendments to revise Article II Section 3.B. (Residential 12 zone) to allow by special permit off site parking to serve a business on a separate lot under the same ownership as the use being served.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns, however, we recommend that the town consider requiring more limiting/restrictive setback requirements, screening or restrictions on intensity of uses for sites bordering residential sites so as to mitigate potential impacts.

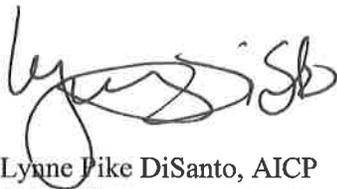
Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 6/27/2016.

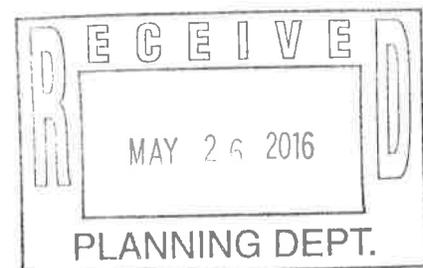
**DISTRIBUTION:** Planner: Avon, West Hartford, Newington, New Britain, Plainville, Bristol, Burlington, NVCOG, Northwest Hills COG

Respectfully submitted,  
Sandra Bobowski, Chairman  
Regional Planning Commission

Karl Robert Profe, Vice Chairman  
Regional Planning Commission



Lynne Pike DiSanto, AICP  
Principal Planner and Policy Analyst



May 20, 2016

**TO: HARTFORD PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2016-59: Numerous proposed minor amendments to the zoning regulations including changing use of the term "ordinance" to "regulation" and various other revisions including non-substantive clerical revisions. Also included are a number of minor amendments to the zoning map affecting three areas within 500 feet of the Town of West Hartford: 1) Lot at the corner of Natalie & Prospect: Change to MS-1; 2) Bulkeley - east side between Park & Carpenter EXCEPT Park Street frontage: Change to N-5-3; and 3) Bulkeley - east side between Carpenter & Kibbe: Change to N-5-1.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 6/14/2016.

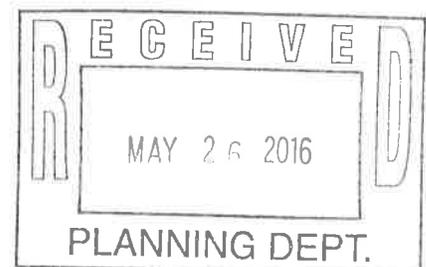
**DISTRIBUTION:** Planner: Windsor, Bloomfield, West Hartford, Newington, Wethersfield, East Hartford, South Windsor

Respectfully submitted,  
Sandra Bobowski, Chairman  
Regional Planning Commission

Karl Robert Profe, Vice Chairman  
Regional Planning Commission



Lynne Pike DiSanto, AICP  
Principal Planner and Policy Analyst



April 20, 2016

**TO: FARMINGTON PLANNING AND ZONING COMMISSION**

**REPORT ON POCD REFERRAL POCD-2016-3: Proposed amendment to the Town's Plan of Conservation and Development to incorporate the Farmington Center Special Study Area. The study area focuses on the area in the vicinity of the intersection of Waterville Road and Farmington Avenue. The study recommends a walkable town center with mixed use development, a parking deck, preservation of historic buildings, and expansion of the Farmington River Greenway.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-23 (g)(4) of the Connecticut General Statutes, as amended.

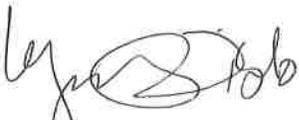
**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. The proposed plan amendment is consistent with the intent of the Regional Plan's Land Use Policy: B. "Increase sustainable redevelopment and infill development efforts." As the Town addresses the future redevelopment of this area, we encourage it to ensure the protection of flood prone and historic properties within the study area. The Town might also find useful the *CRCOG Sustainable Land Use Code Project Model Regulations* as a resource, and in particular, the *Model Regulations: Tailored Standards for Infill Development*. These guidelines can be found at <http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use>.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 4/25/2016. Questions concerning this referral should be directed to Lynne Pike DiSanto.

**DISTRIBUTION:** Planner: Avon, West Hartford, Newington, New Britain, Plainville, Bristol, Burlington, NVCOG, Northwest Hills COG

Respectfully submitted,  
Sandra Bobowski, Chairman  
Regional Planning Commission

Karl Robert Profe, Vice Chairman  
Regional Planning Commission



Lynne Pike DiSanto, AICP  
Senior Planner and Policy Analyst

April 20, 2016

**TO: BERLIN PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2016-35: Proposed zoning regulation amendments to allow contractor shops as special permit uses in PI and PI-2 (Planned Industry) zones.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 4/28/2016.

**DISTRIBUTION:** Planner: Newington, Rocky Hill, Southington, New Britain, Cromwell, Middletown, Meriden, River COG, South Central COG

Respectfully submitted,  
Sandra Bobowski, Chairman  
Regional Planning Commission

Karl Robert Profe, Vice Chairman  
Regional Planning Commission



Lynne Pike DiSanto, AICP  
Senior Planner and Policy Analyst

April 20, 2016

**TO: BERLIN PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2016-47: Proposed zoning regulation amendments to Section II B (Definitions) and Section VI D (Commercial Core Districts) to allow breweries/tap rooms in the CCD-1 and CCD-2 zones by special permit.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 5/12/2016.

**DISTRIBUTION:** Planner: Newington, Rocky Hill, Southington, New Britain, Cromwell, Middletown, Meriden, River COG, South Central COG

Respectfully submitted,  
Sandra Bobowski, Chairman  
Regional Planning Commission

Karl Robert Profe, Vice Chairman  
Regional Planning Commission



Lynne Pike DiSanto, AICP  
Senior Planner and Policy Analyst