TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING AND REGULAR MEETING
Wednesday, July 13, 2016

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

RECEIVED & RECORDED IN NEWINGTON LAND RECORDS
2016 JUL -8 AM 8:59
BY Tonya D Lane
TOWN CLERK

7:00 p.m.

AGENDA

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 #06-16: Zoning Text Amendment (Sections 5 - 9). TPZ, applicant/contact. Continued from June 22, 2016.

b. Petition #19-16: Zoning Text Amendment (Section 3.49 and 6.7: Interior Lots). Town Plan and Zoning Commission, applicant. Continued from June 22, 2016

c. Petition #28-16: Zoning Text Amendment (Section 3.0: Higher Density Residential Development Moratorium). Town Plan and Zoning Commission, applicant.

VIII. **APPROVAL OF MINUTES**

IX. **NEW BUSINESS**

a. 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. Continued from June 8, 2016.

b. Petition #29-16: Site Plan Modification at 49 Hollow Tree Lane. Hollow Tree Lane LLC, owner; Steve Reilly, 49 Hollow Tree Lane, Newington CT, applicant/contact.

X. OLD BUSINESS

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.

b. Alumni Road Traffic Signal.

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

a. Petition #32-16: Special Permit (Section 3.4.4: Home Occupation and Professional Office) at 51 Gilbert Road. Kristin Vacca, applicant; Frank and Kristin Vacca, owner; Frank Vacca, 51 Gilbert Road, Newington CT, contact.

b. Petition #33-16: Special Permit (Section 3.15.4: Drive Through Restaurant) at 3120 Berlin Turnpike (Panera Bread). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street, Chicago IL, contact.

c. Petition #35-16: Special Permit (Section 3.2.9: Daycare) at 41 West Hartford Road (Temple Sinai). Family Tree Childcare, applicant; Temple Sinai of Newington Inc., owner; Jean Sutton, 117 McDowell Road, Middletown CT, contact.

d. Petition #37-16: Special Permit (Section 6.3.6: Special Flood Hazard Area) at 593 Cedar Street. iHeartMedia, applicant; SFX Broadcasting of CT, owner; Rick Walsh, 10 Columbus Boulevard, Hartford CT, contact.

XII. TOWN PLANNER REPORT

a. Town Planner Report for July 13, 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
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: July 6, 2016

Subject: **Petition #06-16: Comprehensive Review of the Zoning Regulations (Sections 5 – 9)**

Description:

At the June 22, 2016 public hearing it was noted that the yard regulations regulate all "uses, buildings or structures". Since the intent is not to regulate the location of mailboxes or treehouses, either the proposed definition of "structure" needs to be changed, or the regulation re-worded.

Staff Comments:

Section 4.1 reads as follows:

> All uses, buildings or structures erected or altered shall conform to the following minimum height, area and yard requirements for the zone in which the use, building or structure is located....

The proposed revision to the definition of "structure" reads as follows:

> STRUCTURE: A combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water. This includes a gas or liquid storage tank, as well as a manufactured home.

To prevent ornamental or other non-buildings from applying to the yard regulations of Section 4, I recommend Section 4.1 be amended as follows:

> All uses, buildings or ~~structures~~ **accessory buildings** erected or altered shall conform to the following minimum height, area and yard requirements for the zone in which the use, building or ~~structure~~ **accessory building** is located...

cc:
file

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

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Tanya D. Lane
Town Manager

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission

From: Craig Minor, AICP

Date: July 6, 2016

Subject: **Petition #19-16: Zoning Text Amendment (Section 3.49 and 6.7: Interior Lots). Town Plan and Zoning Commission, applicant.**

Description:

Prior to 2007, interior lots (lots without significant frontage on a town road) were allowed by Special Permit per what was then Section 6.7 of the zoning regulations. In 2007 Section 6.7 was deleted as part of a major revision to the zoning regulations. The TPZ is now considering re-instating them.

Staff Comments:

At the hearing on June 22, 2016 the TPZ deleted the "double front yard" requirement that I had proposed, as well as the requirement that an interior lot applicant obtain the special permit before applying for subdivision approval.

During public comments a citizen questioned the need to pave the entire length of the driveway. The proposed regulation actually does not say how much (length-wise) of the driveway needs to be paved, so this obviously needs to be clarified. I'm recommending the driveway be paved at least where it's in the accessway (see attached sketch). Per the Town's street regulations any driveway in the right-of-way needs to be paved.

The question also came up as to where in Town the 76 potential interior lots are that I talked about. See attached.

cc:
file

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www.newingtonct.gov

- - - PROPOSED - - -
Amendment to Section 3.4 and 6.7 (Interior Lots)

Proposed additions are shown in **bold underline**.
Proposed deletions are shown in ~~**bold strikethrough**~~.

Section 3.4 Special Permit Activities in All Residential Zones

(new) 3.4.9 Interior Lots, in accordance with the following requirements:

A. No lot shall be subdivided into more than two (2) interior lots.

B. Each interior lot shall have at least 1.5 times the minimum lot size required for that zone.

C. No portion of the lot between the street and the lot line that intersects the accessway shall count toward the minimum lot size.

D. ~~**Each interior lot shall have double the minimum front yard setback required for that zone, measured from the lot line that intersects the accessway and is perpendicular to the accessway.**~~

E. Each interior lot shall comply with all other setback and building requirements for the zone in which it is located;

F. Each interior lot shall have an accessway that has a continuous width of at least 20 feet, is owned in fee simple by the owner of the interior lot, and has frontage on a Town street.

G. The driveway pavement width shall not be less than 10 feet, and the **driveway pavement length shall be not less than the length of the accessway. The** driveway shall not be closer than 5 feet from an adjoining property line.

H. The base for any driveway longer than 500 feet shall be at least 20 feet wide, and shall be capable of supporting the weight of Newington fire apparatus.

I. Any driveway longer than 500 feet shall be reviewed by the Newington Fire Marshal. The Fire Marshal's comments shall be submitted with the application. Access to any new structure shall meet all the requirements of the Connecticut Fire Prevention Code: NFPA-1 Chapter 18 Fire Department Access; Sections 18.1 and 18.2

J. No two interior lots shall have frontage on the same street any closer to each other than the minimum lot width for that zone, except that two contiguous interior lots may be approved sharing a common driveway, and the application for such interior lots shall include an Agreement specifying that the owners of said driveway will share responsibility for its maintenance;

K. The Town Plan and Zoning Commission may require that slope rights on an adjacent frontage lot which is under the control of the applicant be provided to accommodate driveway construction, and that a proposed interior lot share a common driveway with an adjacent frontage lot under the control of the applicant where appropriate.

L. ~~**The required Special Permit must be obtained before the property owner may submit an application for subdivision approval of an interior lot.**~~

- - - PROPOSED - - -
Amendment to Section 3.4 and 6.7 (Interior Lots)

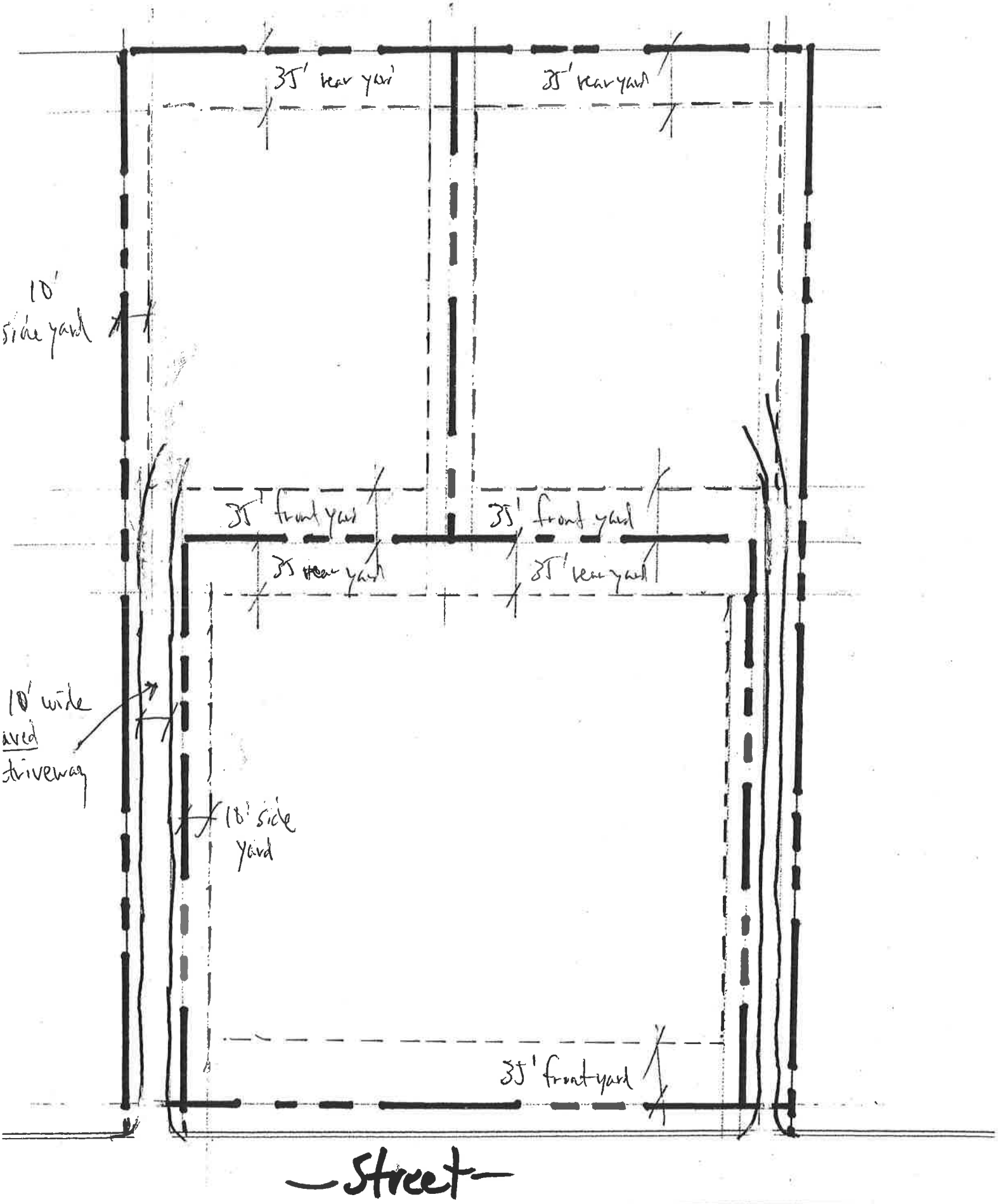
Proposed additions are shown in **bold underline**.
Proposed deletions are shown in ~~**bold strikethrough**~~.

Section 6.7 Interior Lots ~~**and Single Family Homes**~~ (~~**deleted 8/15/2007**~~)

A. The purpose of this regulation is to enable the subdivision of existing lots of relatively large size which, due to their limited frontage and **unusual character or topography and the historic pattern of land division, practical difficulty exists in meeting the setback and area requirements of Section 4.5 of the Zoning Regulations.**

B. Interior lots may be authorized in accordance with Section 3.4.9.

—Not to scale—


35' rear yard
35' rear yard
10' side yard
35' front yard
35' front yard
35' rear yard
35' rear yard
10' wide paved driveway
10' side yard
35' front yard
—Street—

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Tanya D. Lane
Town Manager

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission

From: Town Planner Craig Minor, AICP

Date: July 7, 2016

Subject: Petition #28-16: Zoning Text Amendment (Section 3.0: Higher Density Residential Development Moratorium). Town Plan and Zoning Commission, applicant.

Description of Petition #28-16:

The recent moratorium on higher density residential development expired on June 16, 2016. The proposed amendment would reinstate the moratorium for another year. However, since TPZ is in the process of reviewing and probably adopting TOD regulations for the Newington Junction neighborhood, it probably doesn't need to be for that long.

Staff Comments:

The original moratorium covered both the Cedar Street Station area and Newington Junction, so I revised the wording to be specific to Newington Junction.

CRCOG's comments are attached.

cc:
file

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

Hearing Date: July 13, 2016
Adopted Date: _____
Effective Date: _____

SECTION 3: ZONE USE REGULATIONS

Section 3.0 Higher-Density Residential Development Moratorium (effective ____, 2016)

3.0.1 Temporary Moratorium in the CTfastrak Station Areas

A. Intent and Purpose: There is a CTfastrak station at 160 Willard Avenue in the Newington Junction neighborhood of Newington. Newington Junction is a mixed-use neighborhood consisting of 19th-century single family homes, retails stores and restaurants, automobile services, elderly housing, condominiums and various industrial activities. CTDOT has projected CTfastrak ridership will eventually be as high as 16,000 riders per day. The demand for housing in the area around the Newington Junction station is very likely to increase.

The zoning regulations allow housing at densities ranging from 5 units per acre to 20 units per acre. To ensure appropriate residential development in the vicinity of the Newington Junction station, the Plan and Zoning Commission is developing TOD (transit-oriented development) zoning regulations for these areas. To prevent the construction of inappropriate higher-density housing before such TOD zoning regulations can be adopted, a moratorium on higher-density housing in the vicinity of the Newington Junction CTfastrak station is warranted.

A similar moratorium on higher-density residential housing was in effect for Newington Junction and for the area around the CTfastrak Cedar Street Station on Myra Cohen Way from June 17, 2015 through June 16, 2016. TOD regulations were adopted for the Cedar Street Station area effective May 2, 2016.

B. Activities Subject to this Moratorium:

1. Applications for residential development other than single-family housing within ½ mile of the CTfastrak station at 160 Willard Avenue, including but not limited to:

   a. Senior Independent Living (Section 3.2.5)

   b. Housing for Seniors (Section 3.7.2)

   c. Conversion of Older Homes (Section 3.4.7)

d. Single-Family Entry Level Housing (Section 3.7.3)

e. Alternate Residential Building Types (Section 3.7.1)

2. Applications for amendments to any of the above listed higher-density residential zoning regulations.

C. Effective Date and Expiration:

1. This moratorium shall take effect upon adoption by the Town Plan and Zoning Commission.

2. This moratorium shall expire 365 days from adoption.

3. If the TPZ adopts TOD zoning regulations for the area around the Newington Junction CTfastrak station before this moratorium expires, this moratorium shall expire on the effective date of such zoning regulation or amendment.

4. The TPZ reserves the right to terminate this moratorium prior to the expiration date stated in Paragraph C.2.

CRCOG CAPITOL REGION COUNCIL OF GOVERNMENTS
Working together for a better region

241 Main Street / Hartford / Connecticut / 06106
Phone (860) 522-2217 / Fax (860) 724-1274
www.crcog.org

June 28, 2016

TO: NEWINGTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2016-63: Proposed zoning regulation amendment pertaining to Section 3.0 Higher-Density Residential Development Moratorium. This proposal will reinstate a moratorium enacted last year for an additional period of up to one-year for higher density housing within 1/2 mile of the CTfastrak station at 160 Willard Avenue. The moratorium is proposed for the following activities: Senior Independent Living, Housing for Seniors, Conversion of Older Homes, Single-Family Entry Level Housing, Alternate Residential Building Types, and zoning text changes of any higher density residential zoning regulation.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the 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 proposed moratorium will provide the Town of Newington with up to twelve months in which to develop zoning regulations governing the Newington Junction CTfastrak station area. We encourage the Town to use this time to develop zoning regulations which will allow the full benefits of transit-oriented development to be realized around the station area thus providing livable neighborhoods with a variety of housing options, alternatives to automobile travel, an integrated mix of complementary land uses, and increased economic and cultural opportunities. As the Commission considers zoning regulation changes for the areas around the stations, we recommend CRCOG's recent publication, *The Sustainable Land Use Code Project Model Regulations for Mixed Use Transit-Oriented Development Districts* as a resource. The model regulations are available on the Sustainable Knowledge Corridor website 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 7/6/2016. Questions concerning this referral should be directed to Lynne Pike DiSanto.

DISTRIBUTION: Planner: Rocky Hill, Wethersfield, Hartford, West Hartford, Farmington, New Britain, Berlin

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

RECEIVED
JUL 1 2016
PLANNING DEPT.

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: July 7, 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.**

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 issue with this application clearly is parking. Technically they have enough parking because TPZ waived 12 parking spaces in 2007 with no conditions. However, TPZ apparently waived those spaces because the tenants at the time required little parking. This is from the minutes of the TPZ meeting on August 22, 2007:

> Ed Meehan: The parking count appears to be reasonable. A good part of this building is, and was proposed to be used for warehousing and storage, am I correct in that?

I recommend TPZ abide by the decision of the 2007 TPZ, however flawed we may think that decision was, and not deny this application on the basis of the amount of parking.

The attached Draft Suggested Motion recognizes the shortage of parking; the landlord's offer to restripe the parking lot; and a "condition of approval" that the applicant not park her vehicles in front of the building on weekends. I'm suggesting this as a compromise in the dispute over whether these vehicles constitute "the pure intent to circumvent the sign regulations".

cc:
file

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townplanner@newingtonct.gov
www.newingtonct.gov

DRAFT SUGGESTED MOTION
Sloppy Waffle at 2551 Berlin Turnpike

July 8, 2016

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.

"I move to approve, with conditions, Petition #22-16: Special Permit (Section 3.15.3: Restaurant) at 2551 Berlin Turnpike (The Sloppy Waffle).

FINDINGS:

1. The availability of parking is very limited during peak hours.

2. The property owner has agreed to restripe the parking lot by September 30, 2016 in accordance with the approved site plan.

CONDITIONS:

1. The applicant will not park company vehicles on the east side of the building on Saturdays and Sundays.

Move/ Second										
	Pane	Serra	Miner	Sobieski	Strong	Aieta	Andrzejewski	Bottalico	Giangrave	Camilli
YEA										
NAY										

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Tanya D. Lane
Town Manager

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission

From: Town Planner Craig Minor, AICP

Date: July 7, 2016

Subject: Petition #29-16: Site Plan Modification at 49 Hollow Tree Lane. Hollow Tree Lane LLC, owner; Steve Reilly, 49 Hollow Tree Lane, Newington CT, applicant/contact.

Description of Petition #29-16:

The owner of this industrial building wants to put small additions onto the back and the side of the building.

Staff Comments:

The site plan did not contain any LID, and there were several small deficiencies which were communicated to the applicant. He expects to have revised plans submitted prior to the meeting.

cc:
file

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www.newingtonct.gov

ck# 1216

Petition # 29-16

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

RECEIVED
JUN 10 2016
PLANNING DEPT.

LOCATION OF PROPERTY: 49 HOLLOW TREE LN ZONE: _____

APPLICANT: STEVE REILLY TELEPHONE: 860-250-5495

ADDRESS: 49 HOLLOW TREE LN NEWINGTON EMAIL: STEVE@PCONSTRUCTIONLLC.com.

CONTACT PERSON: STEVE REILLY TELEPHONE: 860-250-5495

ADDRESS: _____ EMAIL: "

OWNER OF RECORD: HOLLOW TREE LN LLC

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

- o Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- o Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- o Subdivision
- o Resubdivision (Public Hearing required).
- o Special Exception per Section_____ of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- ✓ Site Plan Approval or Modification
- o Other (describe in detail, or attach): _____

SIGNATURE:

APPLICANT	DATE	OWNER	DATE
	6/10/16		6/10/16

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.

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Tanya D. Lane
Town Manager

Craig Minor, AICP
Town Planner

July 6, 2016

Steve Reilly
49 Hollow Tree Lane
Newington, CT 06111

Re: Petition #29-16: Site Plan Modification at 49 Hollow Tree Lane. Hollow Tree Lane LLC, owner; Steve Reilly, 49 Hollow Tree Lane, Newington CT, applicant/contact.

Dear Mr. Reilly:

I have reviewed the plans submitted for the above-reference application. My comments are as follows.

a. Architectural elevations of the proposed addition need to be submitted (Section 5.3.4.B).

b. The parking spaces shown parallel to the curb need to be deleted. They prevent the 24' of backing-up area required for the perpendicular parking spaces (Section 6.1 Figure 2).

c. It is not clear if the edge of new paved parking area will be curbed. If not, and plan is for stormwater to run off the pavement and into the grass between the parking lot and the cul-de-sac, it should be addressed in the stormwater management report.

d. The island in the new parking area should align with the adjacent parking space.

e. The Town Engineer will review and comment on the stormwater management design (Section 5.3.4.D.6).

f. An endorsement block is required. You may use the example attached.

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

Sincerely,

Craig Minor, AICP
Town Planner

cc:
file
Town Engineer

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

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Office of Town Engineer

Tanya D. Lane
Town Manager

Christopher Greenlaw P.E.
Town Engineer

June 22, 2016

Att'n.: c/o Oswald Blint, L.S.
PDS Engineering
49 Hollow Tree Lane
Newington, CT 06111

RE: 49 Hollow Tree Lane

This office has reviewed the plan: "Topographic Survey of 49 Hollow Tree Lane, Newington, Connecticut, Prepared for Steve Riley" dated May 31, 2016, (plan received June 20, 2016) Sheet 1 of 1, by Oswald Blint Surveying.

A complete review of this site plan will be completed after stormwater drainage and L.I.D. techniques and calculations have been submitted.
The following comments as they pertain to the plan noted above are as follows:

Drainage Comments:

1. Provide a watershed analysis that will produce zero increased runoff for the site. Provide L.I.D. techniques to satisfy the Town's requirements. Refer to the Town of Newington Stormwater Drainage and L.I.D Manuals on the Town of Newington website.
2. Indicate the source for the delineation of the 100 ft. upland review line.

Plan Comments:

1. Resolve the conflicts involving the storm and sanitary lateral with the footing for the proposed addition.
2. Provide an invert, material and slope for the 6" sanitary lateral.
3. Provide a grading plan, at least in and around the areas where improvements are proposed. It is suggested to use a 20 or 10 scale insert for the area of the additions.
4. The engineering design plans shall be signed and sealed by a CT licensed Professional Engineer.
5. Provide the finished floor elevation for the proposed structures.
6. The distance between parking space #8 and the catch basin to the east is insufficient for 2 way traffic. Reconfigure and resubmit.
7. Revise parking along the easterly property line to comply with zoning requirements. Comply with accessible and van parking spaces number and dimensions.
8. Indicate the length, material and slope of all existing and proposed storm water pipes.
9. Provide missing pipe information for the drainage structures in the vicinity of the street.
10. Indicate the locations of the roof leader locations for the proposed additions.
11. Indicate the limit of construction for the areas to be built.
12. Provide a construction sequence.
13. Provide an erosion and sediment control plan with a detailed maintenance schedule and the responsible person in charge of E & S with emergency phone number.
14. Place the Town of Newington Planning and Zoning Commission approval signature block on the plan.
15. Provide a legend of the lines and symbols that are not called out on the plan.
16. Indicate the horizontal and vertical datums used.
17. Indicate the abutter to the north.

If you have any questions, please contact me at (860) 665-8570.

Sincerely,

Christopher Greenlaw, P.E.
Town Engineer

Cc: Craig Minor, Town Planner
Michael D'Amato, Z.E.O., Asst. Planner

Phone: (860) 665-8570 Fax: (860) 665-8577
engineering@newingtonct.gov
www.newingtonct.gov

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Tanya D. Lane
Town Manager

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission

From: Town Planner Craig Minor, AICP

Date: July 7, 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:

This was supposed to be approved at the last meeting.

cc:
file

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townplanner@newingtonct.gov
www.newingtonct.gov

DRAFT SUGGESTED MOTION
Free-Standing Sign at 109 Stamm Road

July 8, 2016

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.

"I move to approve 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."

CONDITIONS:

1. None.

Move/ Second										
	Pane	Serra	Miner	Sobieski	Strong	Aieta	Andrzejewski	Bottalico	Giangrave	Camilli
YEA										
NAY										

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Tanya D. Lane
Town Manager

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission

From: Town Planner Craig Minor, AICP

Date: July 7, 2016

Subject: **Petition #32-16: Special Permit (Section 3.4.4: Home Occupation and Professional Office) at 51 Gilbert Road. Kristin Vacca, applicant; Frank and Kristin Vacca, owner; Frank Vacca, 51 Gilbert Road, Newington CT, contact.**

Description of Petition #32-16:

This homeowner would like to open a photo studio in the finished basement of her home. This type of home occupation is allowed by special permit under Section 3.4.4.

Staff Comments:

The application is substantially complete. I recommend the public hearing be scheduled for the next meeting on July 27, 2016.

cc:
file

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townplanner@newingtonct.gov
www.newingtonct.gov

CR#143

Petition # 32-16

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

RECEIVED
JUN 29 2016
PLANNING DEPT.

LOCATION OF PROPERTY: 51 Gilbert Road ZONE: R-12

APPLICANT: Kristin Vacca TELEPHONE: ~~860-335-0594~~

ADDRESS: 51 Gilbert Road EMAIL: info@theflashladyphotography.com

CONTACT PERSON: Frank Vacca TELEPHONE: 860-490-3008

ADDRESS: 51 Gilbert Road EMAIL: frank.vacca84@gmail.com

OWNER OF RECORD: Francis and Kristin Vacca

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

- o Zoning Map Change from the _____ Zone to the _____ Zone (Public Hearing required).
- o Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- o Subdivision (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
- o Resubdivision (Public Hearing required). (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
- X Special Exception per Section 3.4.4 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- o Site Plan Approval or Modification (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
- o Other (describe in detail, or attach): _____.

SIGNATURE:

K. M. Vacca	6/29/16	K. M. Vacca	6/29/16
APPLICANT	DATE	OWNER	DATE

COMPLETE APPLICATIONS SUBMITTED 14 DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, SITE 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.

Special Exception for Section 3.4.4 "Home Occupation and professional office…"

Explanation of Proposed Activity:

I, Kristin Vacca, owner of The Flash Lady Photography and resident of 51 Gilbert Road, am submitting this application for special exception for a home occupation and professional office, to enable the conversion of my finished basement into a professional photography studio and office.

For the past 5 years, I have operated as a wedding and portrait photographer, photographing offsite while using my residence to operate my personal business. Due to the public demand for professional photography, I would like to expand my business into studio portraiture. Over the past 1.5 years, I have been in the process of finishing a portion of my basement, with the eventual goal of upgrading it to a photography studio.

I am a sole owner operator and do not have any intention at this point in the business to hire a non-resident employee. Due to the studio location in the basement, there will be no outward appearance of the business on my property. My driveway has the capacity to fit 2 cars, and due to the nature of the photography I am planning to conduct (newborn, children, and family studio portraiture), I do not anticipate that there will be more than 2 cars present per session. At this point, I do not anticipate conducting more than 1 – 2 sessions a day, predominantly in the mid morning or client meetings in the early evening. The proposed studio area is 325 feet^2, which is approximately 23% of the 25% threshold (Please see included assessment sketch with calculations) for the studio coverage. It is my belief that this studio will not be detrimental to the health, safety, welfare, or property values in the neighborhood.

Tanya D. Lane
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: July 7, 2016

Subject: Petition #33-16: Special Permit (Section 3.15.4: Drive Through Restaurant) at 3120 Berlin Turnpike (Panera Bread). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street, Chicago IL, contact.

Description of Petition #33-16:

Panera wants to try again to get permission to install a drive-through window at the existing restaurant at 3120 Berlin Turnpike. "Drive-through" restaurants are allowed by special permit per Section 3.15.4 of the zoning regulations.

Staff Comments:

This request was previously denied because TPZ was worried that, during peak hours, cars in the drive-through lane would spill out into the adjacent parking lot corridor. The applicants were not successful in convincing TPZ otherwise.

I met with the franchisee several months ago, and he feels that he is better prepared this time to make the case that no such conflicts will occur, based on data from his other restaurants.

The TPZ was also concerned last time about cars leaving the drive-through lane and conflicting with customers walking through the Panera parking lot. The plans have been revised to (hopefully) address that concern to TPZ's satisfaction.

I recommend the public hearing be scheduled for the next meeting on July 27, 2016.

cc:
file
Norr Architects

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

ck# 1393

Petition # 33-16

RECEIVED
JUN 29 2016
PLANNING DEPT.

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: (312)873-1018

ADDRESS: 325 N. LASALLE STREET, SUITE 500, CHICAGO, IL EMAIL: BRYAN.SLONSKI@NORR.COM

OWNER OF RECORD: NEWINGTON VF LLC, C/O UE LLC

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

- o Zoning Map Change from the _____ Zone to the _____ Zone (Public Hearing required).
- o Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- o Subdivision (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
- o Resubdivision (Public Hearing required). (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
- X Special Exception per Section 3.15.4 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- Site Plan Approval or Modification (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
- o Other (describe in detail, or attach): _____.

* For Owner & Applicant as Representative

SIGNATURE:

* APPLICANT	DATE 06/29/16	OWNER	DATE

See #34-16

COMPLETE APPLICATIONS SUBMITTED 14 DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, SITE 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.

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Tanya D. Lane
Town Manager

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission

From: Town Planner Craig Minor, AICP

Date: July 7, 2016

Subject: **Petition #35-16: Special Permit (Section 3.2.9: Daycare) at 41 West Hartford Road (Temple Sinai). Family Tree Childcare, applicant; Temple Sinai of Newington Inc., owner; Jean Sutton, 117 McDowell Road, Middletown CT, contact.**

Description of Petition #35-16:

The applicant would like permission to operate a child care center in the Temple Sinai synagogue. This is allowed by special permit under Section 3.2.9.

Staff Comments:

This application arrived yesterday, but the applicant did not submit a written explanation of the activity, as stated on the application form. I just sent her an email telling her to submit a written explanation as soon as possible.

I recommend the public hearing be scheduled for the next meeting on July 27, 2016. If we don't receive sufficient information prior to the hearing, it will have to be postponed.

cc:
file

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

Petition # 35-16

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

(41)

LOCATION OF PROPERTY: 41 West Hartford Rd. ZONE: _____

APPLICANT: Jean Sutton / Family Tree Childcare and Learning Center TELEPHONE: 860-652-5727

ADDRESS: _____ EMAIL: djcjam@sbcglobal.net

CONTACT PERSON: Jean Sutton TELEPHONE: 860-652-5727

ADDRESS: 117 McDowell Rd., Middletown, CT 06457 EMAIL: djcjam@sbcglobal.net

OWNER OF RECORD: Temple Sinai

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

- o Zoning Map Change from the _____ Zone to the _____ Zone (Public Hearing required).
- o Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- o Subdivision (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
- o Resubdivision (Public Hearing required). (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
- ✓ Special Exception per Section 3.2.9 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- o Site Plan Approval or Modification (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
- o Other (describe in detail, or attach): _____.

SIGNATURE:

Jean Sutton	7/5/16	Nancy Winslow	7/5/16
APPLICANT	DATE	OWNER	DATE

COMPLETE APPLICATIONS SUBMITTED 14 DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, SITE PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).

NOTE:
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Tanya D. Lane
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: July 7, 2016

Subject: **Petition #37-16: Special Permit (Section 6.3.6: Special Flood Hazard Area) at 593 Cedar Street. iHeartMedia, applicant; SFX Broadcasting of CT, owner; Rick Walsh, 10 Columbus Boulevard, Hartford CT, contact.**

Description of Petition #37-16:

The owners of this property in the Special Flood Hazard Area (also known as the 100-Year Flood Zone) on the south side of Cedar Street next to Piper Brook would like to place a modular building on the site. They have applied for site plan approval, but any development in the Special Flood Hazard Area also requires a special permit per Section 6.3.6.

Staff Comments:

The application arrived yesterday so I have not had an opportunity to confirm that it is complete, but it appears to be. I recommend the public hearing be scheduled for the next meeting on July 27, 2016.

cc:
file

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

$250

ck# 3437

Petition # 37-16

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 593 CEDAR ST. (RT. 175) ZONE: INDUSTRIAL (I)

APPLICANT: iHEARTMEDIA - RICHARD WALSH TELEPHONE: 860-723-6008

ADDRESS: 10 COLUMBUS BLVD HARTFORD, CT EMAIL: rickwalsh@iheartmedia.com

CONTACT PERSON: RICK WALSH TELEPHONE: 860-723-6008

ADDRESS: 10 COLUMBUS BLVD, EMAIL: rickwalsh@iheartmedia.com

OWNER OF RECORD: SFX BROADCASTING OF CT, iHEARTMEDIA (FORMERLY CLEAR CHANNEL)

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

- o Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- o Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- o Subdivision
- o Resubdivision (Public Hearing required).
- X Special Exception per Section 6.3.6 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- o Site Plan Approval or Modification
- o Other (describe in detail, or attach): _____

Special Flood Hazard $150

SIGNATURE:

APPLICANT	DATE	OWNER	DATE
Richard T. Walsh	5/4/2016	SUE	6-20-2016

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.

Narrative for the Site Plan Approval for Inland Wetland Commission & Town Planning and Zoning Commission

Project Summary & Introduction:

iHeartMEDIA, Inc. the owner/operator of radio station WPOP-AM seeks approval for the addition of a secondary utility accessory structure at the existing radio transmitting facility located at 593 cedar Street. The proposed 10'x20' communications equipment shelter will provide supplemental space for electronic broadcast transmitting equipment, and a secure area for the unattended operation of this equipment. No personnel will be staffed at this location, and only monthly technical inspections will be conducted by a staff member which only one vehicle is anticipated for those visits. The proposed shelter is elevated on a perimeter concrete foundation to place the floor level above the 100 year flood level. Existing buried radio transmission lines will be rerouted to the foundation of the proposed structure. The crawl space area below the shelter will be used to place the excess existing transmission line lengths at the time of installation and cut-over.

Wetlands & Upland Review Area:

The proposed shelter and associated improvements will not directly impact any wetlands but are located within the 100-foot Buffer "Upland Review Area" as depicted on Sheet 14A of the Town of Newington Map of Inland Wetlands & water courses, dated June 1, 2006. No fuels or liquids are utilized that would pose a hazard to the adjacent wetlands. The shelter has no bathroom facilities and does not require water or sewer services. New underground utility services are proposed to provide electric and telecommunication services to the proposed shelter and site.

The water service has been shut off to the existing building since November 1979, making the existing bathrooms inoperable.

The proposed shelter will be situated on an existing impervious area of the site. An existing 40' x 70' building pad and satellite dish pier are proposed to be removed. The disturbed areas will be replaced with topsoil and grass. The removal of the pad and pier will provide substantial flood water storage volume. This will offset the new foundation area for the proposed shelter.

Planning & Zoning Considerations:

The proposed shelter is precast concrete manufactured by United Concrete Products of Yalesville, CT. The shelter exterior is of a vertical ribbed texture (Fluted). The exterior finish color is sand beige.

The only proposed lighting of the shelter would be a small "over the door" wall lamp. The site is presently illuminated by a pole mounted flood lamp rented from Eversource at the street gate. New chain-link fencing with two gates will replace the existing deteriorated fencing. This will provide access for parking when servicing the shelter equipment or accessing the existing garage.

The overall appearance of the site will be enhanced with the removal of the existing concrete pad, satellite pier and the replacement of the deteriorated chain-link fencing. Underground utilities will replace the existing aerial cables and associated wooden pole.

Richard Walsh

Market Engineering Manager

iHeartMEDIA, Inc

10 Columbus Blvd.

Hartford, CT 06106

Tanya D. Lane
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: July 7, 2016

Subject: **Town Planner Report for July 13, 2016**

---

1. Auto-Related Zoning Regulations: As I reported at the last TPZ meeting, the judge in the Firestone case feels that it would help resolve the litigation if the zoning regulations clearly, with no caveats or waivers, gave Firestone the ability to operate as they are currently doing. That would have been the situation if Modern Tire had not withdrawn their petition to amend the zoning regulations, but they did. At the last meeting I said that I would present TPZ with a version of what Modern Tire started to ask for, which TPZ could adopt. See attached, based on the pre-2007 auto-related zoning regulations.

2. Open Space Zone regulations: I revised the draft regulations per the comments that were made at the last TPZ meeting. See attached.

3. Bond Release for 24 Packard's Way: This is a bond that the ZEO took from the homeowners at 24 Packard's Way to make sure they finished the drainage work. These bonds are not "approved" by TPZ (they are set by the Zoning Enforcement Officer), but our practice has been for TPZ to vote to release them. See attached Draft Recommended Motion.

cc:
file

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

Proposed
Sale, Rental, Service or Storage of Motor Vehicles Zoning Regulations
based on the zoning regulations in effective on July 19, 2007

(text to be deleted shown in ~~**bold strikethrough**~~*; text to be added shown in* ***bold underline****)*

Section 6.11 Sale, Rental, Service or Storage of Motor Vehicles

The Commission may grant a special permit for the sale, rental, service or storage of motor vehicles, subject to the following conditions and the provisions of Section 5.2.

6.11.0 For the purpose of this section ~~**auto related uses include but are not limited to**~~ **sale, rental, service or storage of motor vehicles includes but is not limited to:**

a. **D**ealers and repairers as defined in Section 14-51 of the Connecticut General Statutes,

b. **T**he sale of gasoline or any other product under the provision of Section 14-319 of the Connecticut General Statutes,

c. ~~**as well as**~~ **C**ar washes,

d. **C**ar and truck rental businesses and

e. **O**ther auto related and service uses as may be determined by the Commission.

f. **Sale, rental, service or storage of motor vehicles shall not include the sale or installation of aftermarket accessories.**

6.11.1 Motor vehicle service uses or equipment such as fuel dispensers shall be at least 30 feet from any street line.

6.11.2 Motor vehicle service uses which include repairs shall be entirely within a building and at least 30 feet from any street line.

6.11.3 Entrances and exits for motor vehicle service uses shall be at least 100 feet from a church, school, playground, hospital or any residence.

6.11.4 No display, sale, rental, or storage of any motor vehicle is permitted in the required front yard.

6.11.5 No portion of any use relating to motor vehicles shall be within 50 feet of a residential zone.

6.11.6 Pursuant to Section 14-321 and Section 14-322 of the Connecticut General Statues, the Town Plan and Zoning Commission shall act as the local authority in approving Certificates of Location for Gasoline and Motor Oil Sales.

6.11.7 Pursuant to Section 14-54 and Section 14-55 of the Connecticut General Statutes, the Zoning Board of Appeals shall act as the local authority in approving Certificates of Location for Dealers and Repairers Licenses.

Proposed
Sale, Rental, Service or Storage of Motor Vehicles Zoning Regulations
based on the zoning regulations in effective on July 19, 2007

(text to be deleted shown in ~~**bold strikethrough**~~*; text to be added shown in* ***bold underline****)*

Section 3.11 Special Exceptions Permitted in B Business Zones

3.11.3 Sale, rental, service or storage of motor vehicles **in accordance with Section 6.11**.

Section 3.12 Uses Permitted in B-TC Business Town Center Zone

3.12.1 Permitted Uses:

A. Any use which shall be permitted in a B Business Zone Section 3.10 and by Special Exception the uses permitted in Section 3.11.

Except the following: sale, service, rental or repair of motor vehicles; amusement enterprises, including billiard and poolrooms, bowling alleys, dance halls, skating rinks, arcades and video rooms; whole sale and/or storage of petroleum products, coal and sand, stone.

Section 3.14 Uses Permitted in B-BT Business Berlin Turnpike Zone

3.14.1 Permitted Uses

A. Any use which shall be permitted in a B Business Zone Section 3.10 and by Special Exception the uses permitted in Section 3.11.

Except the following: car washes per Section 6.11.0.C.

Section 3.16 Uses Permitted in I Industrial Zones

3.16.1 Permitted Uses

F. ~~**Automotive uses as permitted by the General Statutes**~~ **Sale, rental, service, or storage of motor vehicles in accordance with Section 6.11.**

Section 3.18 Uses Permitted in PD Planned Development Zones

3.18.1 Permitted Uses

A. Uses permitted shall be any or all of those uses as regulated by Section 3.14 and by Special Exception the uses permitted in Section 3.15.

Except the following: car washes per Section 6.11.0.C.

- - - PROPOSED - - -

Open Space Zone Regulation

Text to be deleted is shown in ~~**bold strikethrough**~~; new text is shown in **bold underline**.

[new] Section 3.22: Uses Permitted in OS (Open Space) Zones

Any undeveloped parcel ~~**of at least five acres**~~ either publicly or privately owned may**, with the written consent of the owner,** be zoned as Open Space.

In Open Space Zones, land and buildings may be used and buildings may be altered or erected to be used for the following purposes and no other**, regardless of the former zoning designation**:

3.22.1 Planting and cultivation of any crop including flowers, fruit, vegetables, forestry, nurseries, and field crops **(including meadows)** whether for personal or commercial purposes.

3.22.2 Municipal or private playgrounds, recreation areas, and parks.

3.23.3 Passive recreation in residential developments.

3.23.4 Wildlife refuge or bird sanctuary.

3.22.5 As an accessory use, educational activities accessory and incidental to any of the above permitted uses.

[new] Section 3.23 Special Exceptions Permitted in OS (Open Space) Zones

The following uses are declared to possess such special characteristics that each must be considered a special exception. They may be permitted by the Commission subject to the following conditions, and the provisions of Sections 5.2 and 5.3.

3.23.1 Golf courses

DRAFT SUGGESTED MOTION
Release of 24 Packard's Way Drainage Bond

July 7, 2016

<u>Performance Bond</u>
24 Packard's Way
Robert and Erika Roy, owner

"I move to release the Performance Bond at 24 Packard's Way in the amount of $3,500".

CONDITIONS:

None.

Move/ Second										
	Pane	Serra	Miner	Sobieski	Strong	Aieta	Andrzejewski	Bottalico	Giangrave	Camilli
YEA										
NAY										

Town of Newington
Performance/Maintenance Bond Submittal

Bond Submitted By:

Date: 10/14/2015

Name: Robery F. Roy

Address: 24 Packards Way

Newington, CT 06111

RECEIVED
OCT 14 2015
PLANNING DEPT.

Bond will be released in the name of the entity listed above only.

Reason for Bond:

Finish site improvements (including required rain garden) as specified on plan dated 7/01/2016

Amount of Bond: $3,500.00 ☐Cash ☒Certified Check (Payable to Town of Newington)
000149104B Check Number

Property Location:
24 Packards Way

Newington, CT 06111

Owner of Property if different from above:
Robert F. and Erika J. Roy

Signature of Property Owner: 10/14/2015

Signature from Town of Newington: 10/14/2015