TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING AND REGULAR MEETING
Wednesday, August 26, 2015

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
2015 AUG 20 AM 10:42
TOWN CLERK

I. **PLEDGE OF ALLEGIANCE**

II. **ROLL CALL AND SEATING OF ALTERNATES**

III. **APPROVAL OF AGENDA**

IV. **ZONING ENFORCEMENT OFFICER REPORT**

V. **PUBLIC HEARINGS**

a. Petition #31-15: Zoning Amendment (Section 3.22.1.C: Commercial Vehicle in Residential Zone). Town Plan and Zoning Commission, applicant.

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

VII. **REMARKS BY COMMISSIONERS**

VIII. **MINUTES**

a. Regular Meeting July 8, 2015

b. Special Meeting July 22, 2015

IX. **NEW BUSINESS**

a. Petition #24b-15: Site Plan Approval (Section 3.24.6: Restaurant) at 3375 Berlin Turnpike ("Raymour & Flanigan"). WNT VIII LLC, applicant; Furniture Executives No. 4 LP, owner; Michael Hamlin, 287 Chesterwood Terrace, Southington CT, contact.

b. Petition #28-15: Site Plan Modification (Section 3.2.5: Convalescent Home) at 238, 256, and 268 New Britain Avenue ("Bel-Air Manor"). Bel-Air Manor Associates, applicant; Bel-Air Manor Associates LLC and Salvatore Sbriglio et al., owners; Matthew Boggio, 88 Ryders Landing Suite 208, Stratford CT, contact.

c. Petition #30-15: Site Plan Modification (Section 3.16.1: Processing or Assembly of Components or Goods) at 80 Fenn Road. Fenn Road 80 LLC, owner/applicant; Joseph Sullo, 312 Murphy Road, Hartford CT, contact.

d. Petition #32-15: Site Plan Modification (Section 3.16.1: Processing or Assembly of Components or Goods) at 50 Rockwell Road. Reno Properties LLC, applicant; 50 Rockwell Road LLC, owner; David Occhialini, Reno Properties, 170 Pane Road, Newington CT, contact.

e. Petition #33-15: Renewal of Special Permit #51-13: Child Care at 82 Candlewyck Drive. Agnieszka Kaim, 82 Candlewyck Drive, Newington CT, owner/applicant/contact.

f. Petition #34-15: Subdivision of Duplex House at 45-47 Monte Vista Avenue. Jacques Morreale, 123 Cherry Hill Drive, Newington CT, owner/applicant/contact.

g. TOD (Transit-Oriented Development) Regulations for CTfastrak Neighborhoods.

h. Proposed Open Space Zone.

X. OLD BUSINESS

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

a. Petition #29-15: Special Exception (Section 3.2.5: Convalescent Home) at 238, 256, and 268 New Britain Avenue ("Bel-Air Manor"). Bel-Air Manor Associates, applicant; Bel-Air Manor Associates LLC and Salvatore Sbriglio et al., owners; Matthew Boggio, 88 Ryders Landing Suite 208, Stratford CT, contact.

XII. TOWN PLANNER REPORT

a. Town Planner Report for August 26, 2015

XIII. COMMUNICATIONS

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

John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor
Town Planner

Office of Zoning Enforcement

July 13, 2015

From: Michael D'Amato, CZEO
To: Town Plan and Zoning Commission
Subject: Commercial Vehicle Zoning Regulations

Recently, it has come to the attention of this office that the existing regulation that deals with commercial vehicles in the Town of Newington may not be sufficiently addressing the issue. After looking into how many other Towns regulate this matter, I have come up with the following suggestion for a new definition.

The regulation currently reads:

> Section 3.22: Accessory Buildings and Uses Permitted in Residential Zones
>
> 3.22.1. C. A commercial vehicle ~~not larger than one ton~~ and customarily used by the resident for transportation is permitted for each dwelling unit. Such vehicle may be parked on a lot, but shall not be parked in the front yard or in the street right of way ~~and must be owned by the resident~~.

The current wording presents a number of issues in determining if a vehicle meets the requirements to remain on a residential site or not. These issues include:

1. There is no "commercial vehicle" definition in the Zoning Regulations. The State of CT defines a "Commercial Vehicle" as anything in excess of 26,000 pounds.

2. "Not larger than one ton" is vague. Does this mean gross vehicle weight? Payload? Note: a standard small 4 door sedan weighs roughly 1.5 tons.

After looking at the definition that we currently have, my suggestion is to remove the words, "not larger than one ton" and leave the rest of the section as it is. My next suggestion would be to then define ~~in the glossary section~~ what Newington believes a commercial vehicle is (or is not). The suggested regulation below keeps the intent of the existing regulation but clarifies the parts that were not clear.

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

A "Commercial Vehicle" is any vehicle or piece of equipment used to carry, deliver, handle or transport goods in the conduct of business, profession, or trade. Commercial vehicles include:

1. Step vans, cargo vans, box trucks, flat bed or stake bed trucks, buses, semi-trailers, tractor trailers, dump trucks, wreckers and trailers used for commercial purposes.

2. Earth moving equipment, cement mixers, trenching pipe laying equipment or other similar type of construction equipment.

3. **Any vehicle outfitted with a backup alarm.**

4. **Any vehicle with more than 2 square feet of signage affixed to the outside.**

5. Any vehicle which has two (2) or more of the following characteristics:

    a. Exceeds a gross vehicle weight rating (GVWR) of ten thousand (10,000) pounds;
    b. Exceeds seven (7) feet in height from the base of the vehicle to the top;
    c. Exceeds twenty (20) feet in overall length;
    d. Has more than two (2) axles;
    e. Has more than 4 tires in contact with the ground;
    f. Used or built to carry more than 8 passengers;
    g. Designed to sell food or merchandise directly from the vehicle or trailer itself;
    h. Has modifications such as a platform rack or mechanical equipment such as a hoist used to facilitate the carrying of goods or equipment.

A vehicle for personal use only, that meets two or more of the characteristics listed in Paragraph 5 shall not be considered a "commercial vehicle" because it is not "regularly used to carry, deliver, handle or transport goods in the conduct of a business".

cc:
file

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

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

August 11, 2015

TO: NEWINGTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2015-71: Proposed zone regulation changes to Section 3.22 pertaining to commercial vehicles in residential zones.

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 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 8/26/2015.

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
Senior Planner and Policy Analyst

STAFF REPORT
"Commercial Vehicle" Definition

August 19, 2015

Petition #31-15:
Zoning Amendment (Section 3.22.1.C: Commercial Vehicle in Residential Zone).
Town Plan and Zoning Commission, applicant.

Description of Petition #31-15:
This amendment is a revision to the current definition of "commercial vehicle" as it applies to uses permitted in a residential zone. The proposed amendment was drafted by Zoning Enforcement Officer Mike D'Amato based on his prior experience as ZEO in the Town of Sommers, CT and research he has done on other towns. It was discussed at several previous TPZ meetings.

Staff Comments:
The keeping of a "commercial vehicle" in a residential zone is generally prohibited, to protect the residential character of the neighborhood. However, we have found that the strict enforcement of the current rule can be draconian, and not even "capture" all of the problematic commercial vehicles that people have in their driveways. For example, some self-employed small business owners use their "commercial vehicle" also for personal use, so a rule that prohibits all commercial vehicles can be excessively burdensome. And, many people are required by their employer to bring the company car or truck home at night, so the current ban on commercial vehicles not owned by the homeowner is also excessive. Many people own large, non-commercial pickup trucks, so any definition based merely on size does not work.

The proposed amendment addresses these issues by using a two-part "test". To qualify as a commercial vehicle, the vehicle would have to possess any one of four specific characteristics, or at least two of five other specific characteristics.

This proposed amendment was referred to CRCOG who found "no apparent conflict with regional plans and policies or the concerns of neighboring towns."

cc:
file

Petition # 24b-15

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 3375 Berlin Tpke **ZONE:** PD

APPLICANT: WNT VIII, LLC TELEPHONE: 860-206-6284

ADDRESS: 30R Bartholomew Ave Hartford 06106 EMAIL: Mike@wntus.com

CONTACT PERSON: Michael Hamlin TELEPHONE: 860-919-3333

ADDRESS: 287 Chesterwood Terrace Southington, Ct 06489 EMAIL: Mike@wntus.com

OWNER OF RECORD: Furniture Executives N.O. 4 L.P.

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

- ○ Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- ○ Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- ○ Subdivision
- ○ Resubdivision (Public Hearing required).
- ✓ Special Exception per Section 3.15.3 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- ✓ Site Plan ~~Approval or~~ Modification
- ○ Other (describe in detail, or attach): _____

SIGNATURE:

APPLICANT	DATE	OWNER	DATE
	6/15/15		6/16/15

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.

Approved by the Newington Town Plan and Zoning Commission as

Petition # _____ at the meeting on _____

Date _____ _____ Chairman

Pursuant to Section 8-3(i) of the Connecticut General Statutes all work in connection with this approved Site Plan shall be completed by _____

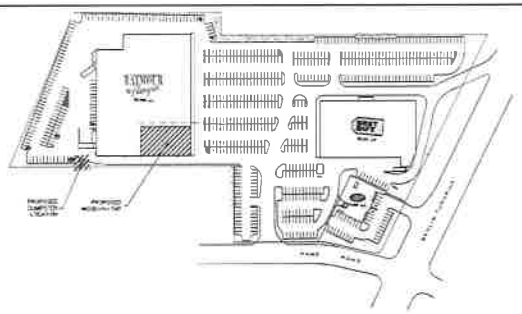
NOTES:

1) BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY FLYNN & CYR LAND SURVEYING LLC, BERLIN, CT. ELEVATIONS AND DATUM IS NAVD 88.

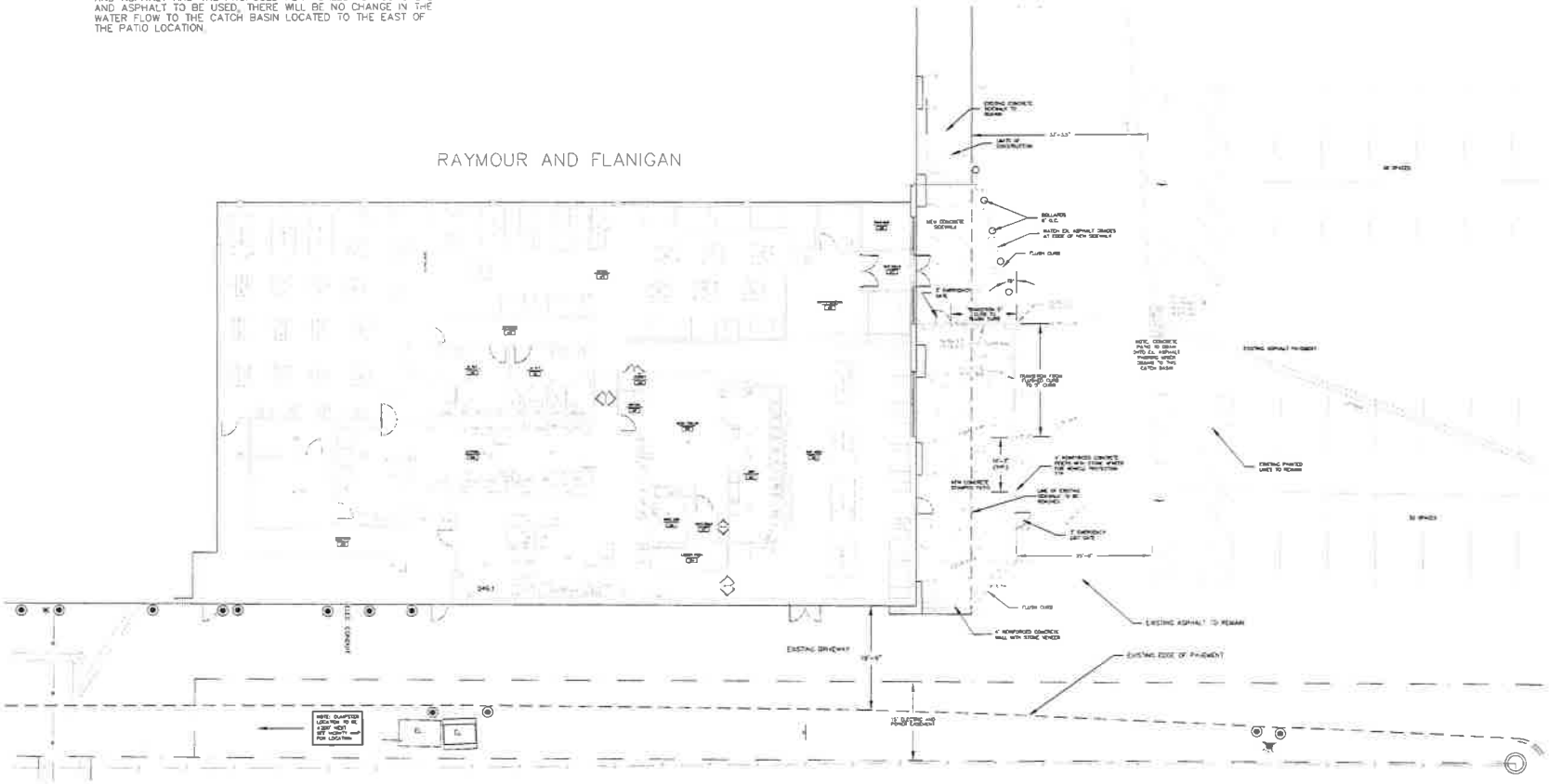
2) THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455.

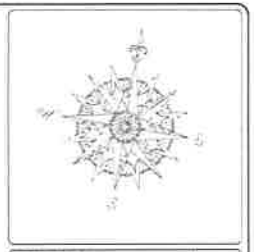
3) DUE TO THE FACT THAT THE EXISTING AREA IS CONCRETE AND ASPHALT AND THE PROPOSED PLAN CALLS FOR CONCRETE AND ASPHALT TO BE USED, THERE WILL BE NO CHANGE IN THE WATER FLOW TO THE CATCH BASIN LOCATED TO THE EAST OF THE PATIO LOCATION.

LEGEND



VICINITY MAP





NO.	REVISION	
1	DUMPSTER LOCATION ADDED	14 AUG 15

1 inch = 10 ft.

APPLICANT:

WOOD N TAP VIII, LLC

SITE PLAN

3375 BERLIN TURNPIKE

NEWINGTON CONNECTICUT

CIVIL C1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

1" = 10'

31 JUL 15

3388

3388

1 OF 1

STAFF REPORT
Site Plan Approval for "Wood N Tap" Restaurant

August 19, 2015

Petition #24b-15:
Site Plan Approval (Section 3.15.3: Restaurant)
3375 Berlin Turnpike (Raymour & Flanigan).
WNT VIII LLC, applicant; Furniture Executives No. 4 LP, owner; Michael Hamlin, 287 Chesterwood Terrace, Southington CT, contact.

Description of Petition #24b-15:
The owners of the Raymour & Flanigan building would like to eliminate the existing "Sleep Center" activity on the southern front of the building, and replace it with a "Wood N Tap" restaurant. The proposal includes a patio area in front of the building extending 19' into the existing parking lot.

Staff Comments:
This is a request for "site plan modification", so the plan does not contain the same level of detail as the original site plan. For example, the plan does not show the location of the existing water and sewer lines. But in my opinion the plan contains sufficient detail to do a review of the proposed patio.

In case anyone was wondering: as you know, a "restaurant" use generally requires more parking than a "retail" space of the same size. However, the Raymour & Flanigan building is a "shopping center of not less than 50,000 square feet gross floor area", so the individual uses inside the building have no impact on the total amount of required parking.

As of this writing I have not gotten comments from the Town Engineer.

cc:
file

CK #1069

Petition # 28-15

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

RECEIVED
JUL 10 2015
PLANNING DEPT.

LOCATION OF PROPERTY: 238, 256, 268 NEW BRITAIN AVENUE **ZONE:** R-20

APPLICANT: BEL-AIR MANOR ASSOCIATES, LLC TELEPHONE: (203) 381-1327

ADDRESS: 256 NEW BRITAIN AVENUE EMAIL: MBOGGIO63@GMAIL.COM

CONTACT PERSON: MATTHEW BOGGIO TELEPHONE: (203) 381-1327

ADDRESS: RYDERS HEALTH MANAGEMENT, 88 RYDERS LANDING, SUITE 208
STRATFORD, CONNECTICUT 06614 EMAIL: MBOGGIO63@GMAIL.COM

OWNER OF RECORD: 238 NEW BRITAIN AVENUE / SALVATORE, MARGARET, ROBERT MD, MARTIN RN, SBRIGLIO
256 NEW BRITAIN AVENUE / BEL-AIR MANOR ASSOCIATES, LLC
268 NEW BRITAIN AVENUE / BEL-AIR MANOR ASSOCIATES, 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
[signature]	7-10-15	[signature]	7-10-15

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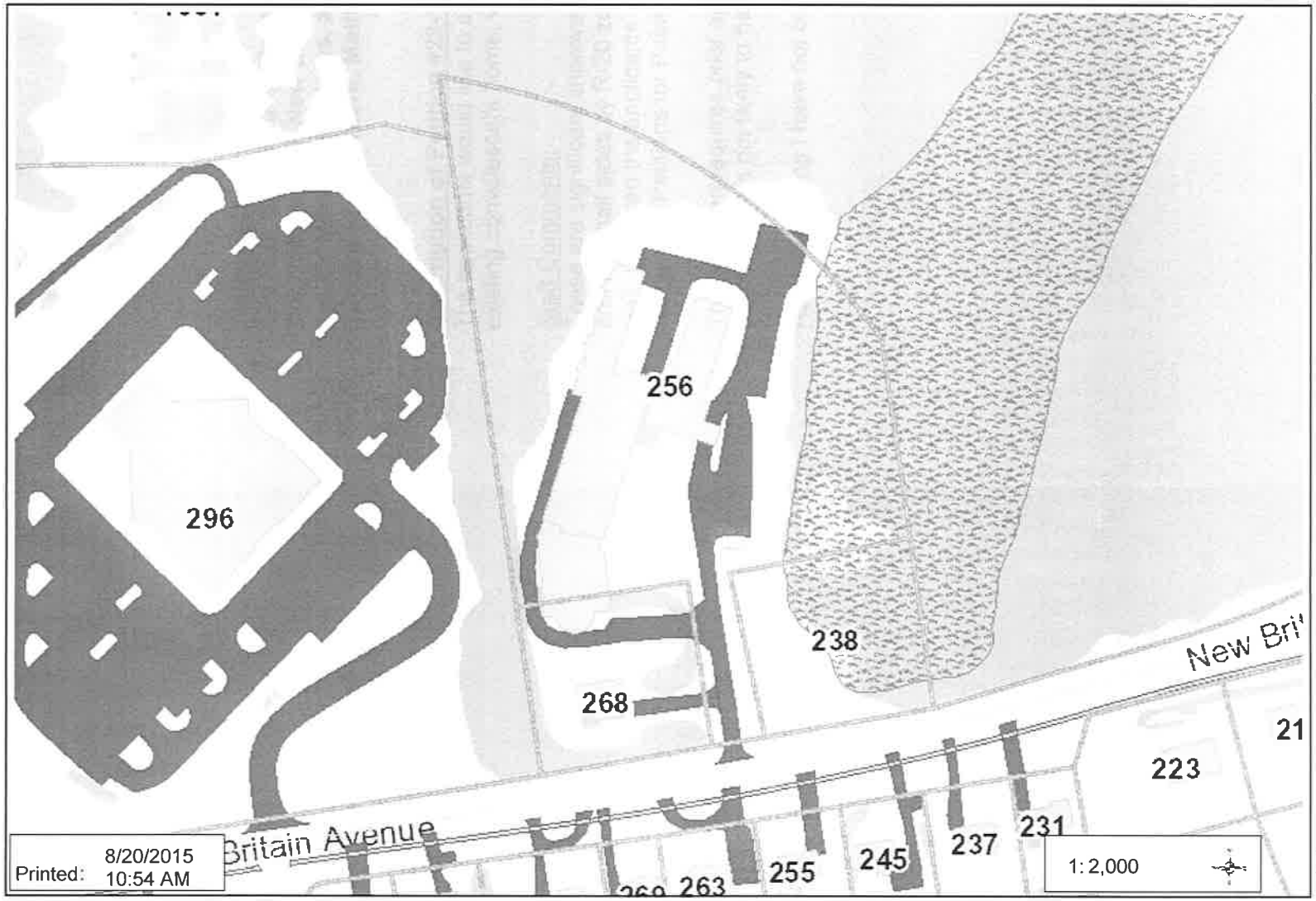
Bel-Air Manor



Legend

- Parcel
- Structures
  - BUILDING
  - CEMENT
  - DECK
  - FOOTBRIDGE
  - FOUNDATION
  - GREENHOUSE
  - POOL
  - STEPS
  - TANK
- Paved Areas
  - Driveway and Parking Lot
  - Sidewalk
- Rail Road Line
- Hydrography
  - Water
  - Swamp area
- Stream
- Vegetation Area

333.3 0 166.67 333.3 Feet

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

Notes

Notes

Petition # 30-15

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 80 FENN Road **ZONE:** Industrial

APPLICANT: FENN Road 80, LLC TELEPHONE: 860-597-4475

ADDRESS: P.O. Box 290589 EMAIL: JOE@CLASSICREM.Com

CONTACT PERSON: Joseph Sullo TELEPHONE: 860-597-4475

ADDRESS: P.O. Box 290589 EMAIL: JOE@CLASSICREM.Com

OWNER OF RECORD: FENN Road 80, LLC

312 Murphy Rd.
Hrtfd, CT 06114

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).
- X Site Plan ~~Approval~~ or Modification
- o Other (describe in detail, or attach): _____

_____.

SIGNATURE:

APPLICANT	DATE	OWNER	DATE
	7-1-15		7-1-15

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Tarbell,
Heintz
& associates, Inc.
surveyors and engineers

July 13, 2015

Craig Minor
Town Planner
Town of Newington, CT
131 Cedar Street
Newington, CT 06111

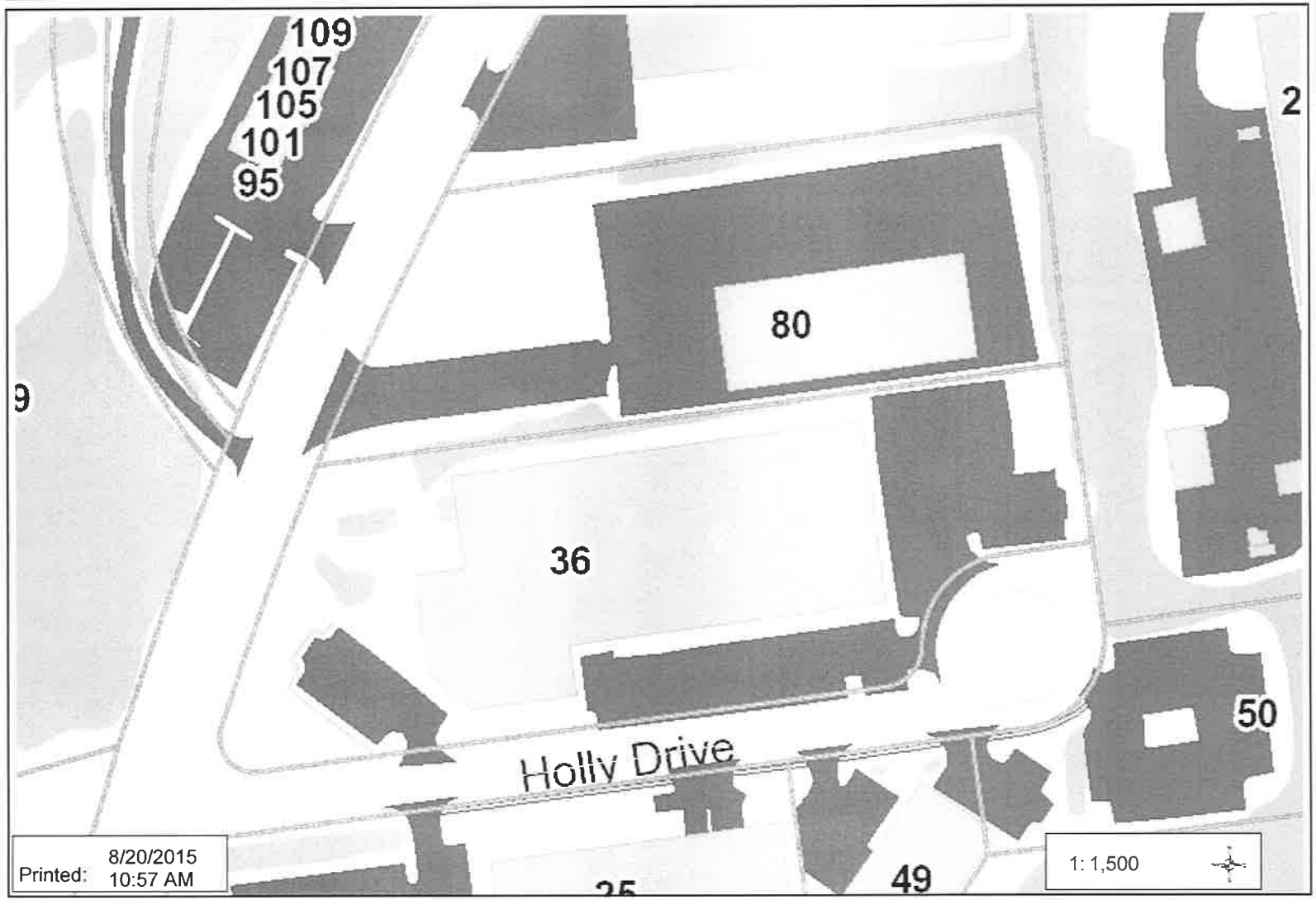
Re: ***Site Plan Modification– Property Located – 80 Fenn Road***

The proposal is to modify the rear portion of the existing building and the site for office and warehouse to be occupied by Triumvirate Environmental Corporation. The remaining front portion of the building will remain vacant until a tenants are found.

The modifications are; 1) upgrading the existing structure to accommodate the new tenant, 2) revise the parking to meet the town of Newington's parking regulations, 3) revise some drainage, 4) relocate the entrance to the northerly side of the property on Fenn Road and also provide access of Holly drive to accommodate the trucks for the new tenant and construction of a new loading dock.

860-528-1810
860-528-9495 fax
Email: mtahe1@aol.com
1227 Burnside Ave. Ste. 8A
East Hartford, Ct. 06108

80 Fenn Road



Legend

- Parcel
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  - BUILDING
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  - DECK
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  - GREENHOUSE
  - POOL
  - STEPS
  - TANK
- Paved Areas
  - Driveway and Parking Lot
  - Sidewalk
- Rail Road Line
- Hydrography
  - Water
  - Swamp area
- Stream
- Vegetation Area

250.0 0 125.00 250.0 Feet

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Notes

Notes

John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor
Town Planner

August 18, 2015

Russell H. Heintz
Tarbell, Heintz & Assoc., Inc.
1227 Burnside Ave, Suite 31
East Hartford, CT

Russell:

This office has completed a preliminary review of your proposed site plan modification. The review process has generated the following comments.

Application:	Petition 30-15 for Site Plan Modification
Property Address:	80 Fenn Road (and portions of 36 Holly Drive)
Applicant:	Fenn Road 80, LLC
Zoning Designation:	Industrial (I)

Comments:

1. **Section 5.3.4 (B.2.)** In lieu of architectural elevations, please include photographs of all sides of the building.

2. **Section 5.3.4 (F.)** Please indicate all existing streets and driveways in the area of the proposed curb cut relocation.

3. **Section 6.1.1 (C.)** For the building located at 80 Fenn Rd, please indicate the specific uses for each portion of the interior of the building. Warehouse, office or industrial as each requires different parking calculations.

4. **Section 6.1.1 (C.)** For the building located at 36 Holly Drive, please indicate the specific uses for each portion of the interior of the building. Warehouse, office or industrial as each requires different parking calculations.

5. **Section 6.10.1** Please indicate the amount of greenspace to be added or removed at 36 Holly Drive.

6. **Section 6.15.4 (A.)** Please indicate the amount of impervious area to be added or removed at 36 Holly Drive. If more than 600 Square Feet of impervious area is added, please demonstrate conformance to the Town's Low Impact Development and Stormwater Manual.

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

7. **Section 7.4.4 (C.)** Where iron pins were not found, please indication on all property corners the location of iron pins to be set prior to As Built certification.

8. **Section 7.4.7 (A.)** All elevations are to be on North American Vertical Datum, NAVD 88. Please indicate the datum used.

9. **Section 7.4.7 (D.)** Please indicate the proposed ground elevations for finished grading at all property corners of the building.

10. **Section 7.4.9. (B.1.)** Curbing in commercial developments shall be concrete or granite for entrance and exit drives and for parking islands. Please revise.

Should you have any questions, please feel free to let me know.

Michael D'Amato
Asst. Town Planner/ZEO
mtdamato@newingtonct.gov

cc:
File
Craig Minor, Planner

STAFF REPORT
Site Plan Approval for Parking Lot Improvements
to 80 Fenn Road

August 19, 2015

Petition #30-15: Site Plan Modification (Section 3.16.1: Processing or Assembly of Components or Goods)
80 Fenn Road
Fenn Road 80 LLC, owner/applicant; Joseph Sullo, 312 Murphy Road, Wethersfield CT, contact.

Description of Petition #28-15:
The owner of the building at 80 Fenn Road wants to lease space to a demolition debris contractor. The tenant needs to be able to bring large trucks to the back of the building, so changes to the parking areas, aisles, and landscaping are needed.

Staff Comments:
The applicant also owns the adjacent commercial property at 36 Drive, and he has determined that the most efficient way to get large trucks to the back of the building at 80 Fenn Road is through the parking lot at 36 Holly Drive. That sounds simple, but the implementation has turned out to be more complicated than expected. 36 Holly Drive apparently has less parking that required under the zoning regulations, and the plan calls for converting some of the parking spaces to aisle. That is not allowable. Also, the property at 36 Holly Drive has less than the minimum amount of green space, and what little it has is exactly where the paved aisle needs to be. The question of whether LID techniques are required has not been resolved yet.

We are in discussions with the applicant over these issues.

cc:
file

ck# 21032

Petition # 32-15

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 50 Rockwell Road **ZONE:** PD

APPLICANT: Reno Properties, LLC TELEPHONE: (860) 666-5641

ADDRESS: 170 Pane Road, Newington, Connecticut 06111 EMAIL: davido@reno-machine.com

CONTACT PERSON: David Occhialini TELEPHONE: (860) 666-5641

ADDRESS: 170 Pane Road, Newington, Connecticut 06111 EMAIL: davido@reno-machine.com

OWNER OF RECORD: 50 Rockwell Road, 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
	7/29/15		7/29/15

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).

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TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

John Salomone
Town Manager

Craig Minor, AICP
Town Planner

August 14, 2015

David Occhialini
Reno Properties, LLC
170 Pane Road
Newington, CT 06111

Dear David,

Re: TPZ Petition #32-15: Site Plan Modification at 50 Rockwell Road. 50 Rockwell Road LLC, owner; Reno Properties LLC, applicant; David Occhialini, Reno Properties Inc., 170 Pane Road, Newington CT, contact.

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

1. The plans should be revised to show a location for snow storage (Section 7.14.7).

2. The note on Sheet 2 states that the total parking area is 49,400 s.f. and that 5,000 s.f. of green area has been provided. Please show the limits of the 49,400 s.f. parking area so I can confirm that 5,000 s.f. is the correct amount of green space (Section 6.1.3.A).

3. Two of the original trees in the landscaped island in the existing parking area appear to have died. They should be replaced.

4. The Town Engineer will review and comment on the "Low Impact Development" stormwater management design.

5. Please submit evidence of the drainage rights on the parcel at 156 Pane Road.

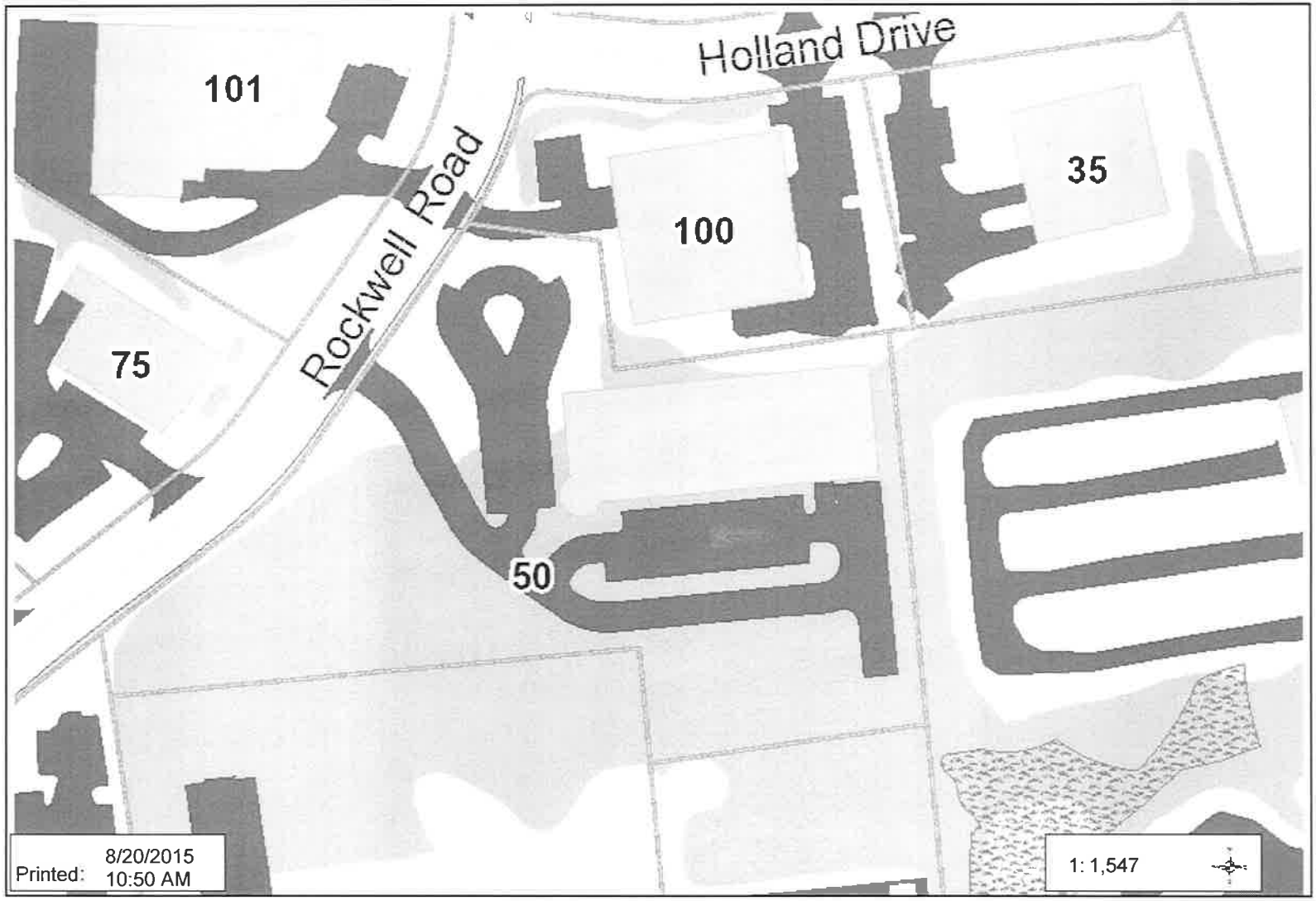
If you have any questions or comments, please contact me at cminor@newingtonct.gov or (860) 665-8575.

Sincerely,

Craig Minor, AICP
Town Planner

cc:
The Bongiovanni Group, Inc.
Town Engineer
file

50 Rockwell Road



Legend

- Parcel
- Structures
  - BUILDING
  - CEMENT
  - DECK
  - FOOTBRIDGE
  - FOUNDATION
  - GREENHOUSE
  - POOL
  - STEPS
  - TANK
- Paved Areas
  - Driveway and Parking Lot
  - Sidewalk
- Rail Road Line
- Hydrography
  - Water
  - Swamp area
- Stream
- Vegetation Area

257.8 0 128.88 257.8 Feet

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Notes

Notes

STAFF REPORT
Site Plan Modification
Parking Lot Expansion at 50 Rockwell Drive

August 19, 2015

Petition #32-15:
Site Plan Modification (Section 3.16.1: Processing or Assembly of Components or Goods)
50 Rockwell Road
Reno Properties LLC, applicant; 50 Rockwell Road LLC, owner; David Occhialini, Reno Properties, 170 Pane Road, Newington CT, contact.

Description of Petition #28-15:
The owner of the existing building at 50 Rockwell Drive wants to enlarge the existing parking lot.

Staff Comments:
I have reviewed the plans and have some minor comments (attached).

The Town Engineer has not completed his review.

cc:
file

#33-15

To whom it may concern,

My name is Agnieszka Kaim. I live at 82 Candlewyck Dr in Newington CT. I'm a Day Care provider. I'm writing to you to ask for extending my permit for a Day Care. Currently I care for 4 children from 7:00am – 5:00pm. My petition was approved, with conditions, at the regular meeting of the Town Plan and Zooning Commision on October 9, 2013. Thank you for taking your time to review my letter for renewal.

DOC ID: 001751280001 TYPE: LAN
BOOK 2135 Page 395
File # 49388

Sincerely,
Agnieszka Kaim

John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

Certified Mail No. 7196 9008 9040 2058 4246

October 10, 2013

CERTIFICATE OF ACTION

Agnieszka Kaim
82 Candlewyck Drive
Newington, CT 06111

Dear Ms. Kaim:

Re: Petition #51-13: Special Exception (Section 3.2.9: Family Day Care) at 82 Candlewyck Drive. Agnieszka Kaim, owner/applicant/contact

This is to inform you that the above-referenced petition was approved, with conditions, at the regular meeting of the Town Plan and Zoning Commission on October 9, 2013. A legal notice to that effect will be published in the New Britain Herald on or about October 12, 2013.

The conditions were as follows:

1. Parents dropping off and picking up children shall park in the driveway and not on Salem Drive nor on Candlewyck Drive.

2. Arbor vitae or some other suitable evergreen not less than 6' tall shall be planted along the east property line to create a visual screen.

3. This special permit expires on October 8, 2015. The Applicant may submit a request to renew it not later than August 8, 2015. The TPZ may renew this special exception after a public hearing.

4. There shall be no additional staff.

This special exception will not become effective until you have filed this original Certificate of Action in the office of the Newington Town Clerk. The filing fee is $53.00.

Yours truly,

Craig Minor, AICP
Town Planner

cc:
ZEO
file

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

STAFF REPORT
Renewal of Special Permit for Family Day Care at 82 Candlewyck Drive

August 20, 2015

Petition #33-15
Renewal of Special Exception #51-13 (Section 3.2.9: Child Care)
82 Candlewyck Drive
Agnieszka Kaim, owner/applicant/contact.

Description of Petition #51-13:
This is a petition to renew the Special Permit for a family day care at the residence at 82 Candlewyck Drive. This was approved on October 9, 2013 under COA #51-13.

Staff Comments:
I have not heard any complaints about this activity, but a public hearing is required.

I will inspect the property to verify that a row of arbor vitae has been installed per Condition #2 of the COA.

cc:
Applicant
file

ck# 707

Petition # 34-15

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 45/47 Monta Vista Ave **ZONE:** R-7

APPLICANT: Jacques Morreale TELEPHONE: 860 543-0315

ADDRESS: 123 Cherry Hill Dr. EMAIL: JackMor123808@hotmail.com

CONTACT PERSON: Jacques Morreale TELEPHONE: 860 543 0315

ADDRESS: 123 Cherry Hill Dr. Newington CT EMAIL: Jackmor123808@hotmail.com

OWNER OF RECORD: Jacques Morreale

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).
- ✓ 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).
- o Site Plan Approval or Modification
- o Other (describe in detail, or attach): _____

SIGNATURE:

APPLICANT	DATE	OWNER	DATE
	8/13/2015		8/13/2015

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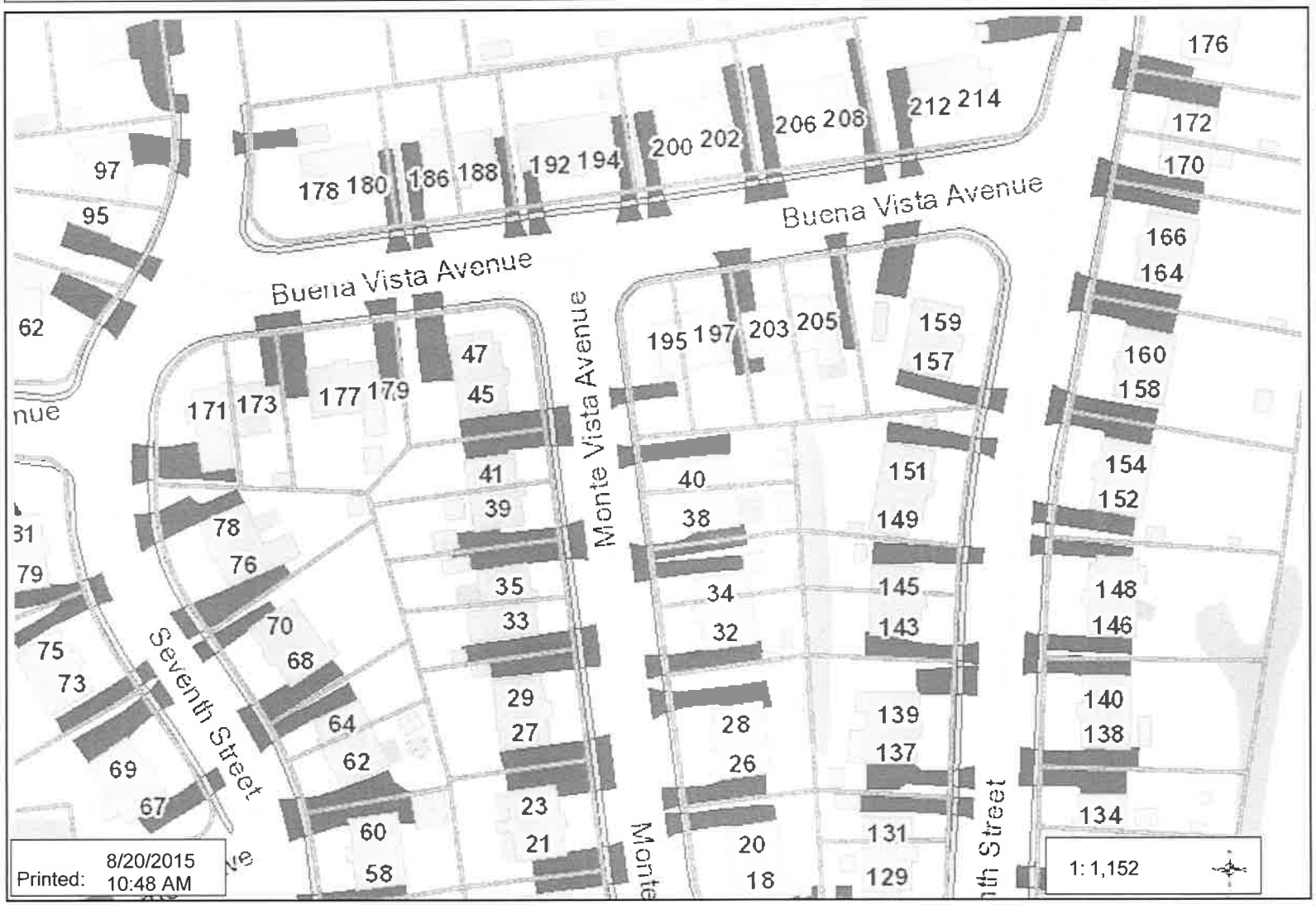
45-47 Monte Vista



Legend

- Parcel
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  - CEMENT
  - DECK
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  - FOUNDATION
  - GREENHOUSE
  - POOL
  - STEPS
  - TANK
- Paved Areas
  - Driveway and Parking Lot
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Notes

Notes

STAFF REPORT
Subdivision of Existing Duplex House at 45-47 Monte Vista Avenue

August 19, 2015

Petition #34-15:
Subdivision
Duplex House at 45-47 Monte Vista Avenue
Jacques Morreale, 123 Cherry Hill Drive, Newington CT, owner/applicant/contact.

Description of Petition #28-15:
The owner of the property at 45-47 Monte Vista Avenue would like to split it into two separate lots, with half of the existing duplex house on each side. This is the existing pattern of development in this neighborhood.

Staff Comments:
I have not completed my review of the plans.

The Town Engineer has not completed his review.

cc:
file

John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission

From: Craig Minor, Town Planner

Date: August 19, 2015

Re: **TOD Zoning Amendment Process**

Nothing new to report since the last TPZ meeting, other than to confirm that the Town Planner from Windsor will be at the 6 p.m. Special Meeting on Wednesday to talk with us about his experience with TOD in Windsor.

cc:
file

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

John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission

From: Craig Minor, Town Planner CM

Date: August 20, 2015

Re: **Proposed "Open Space Zone"**

As of today ZEO/Assistant Town Planner Mike D'Amato and I have inspected 16 of the approximately 75 parcels shown as "open space" on the Town's GIS mapping system. I expect to have visited most of the remaining parcels by the night of the TPZ meeting on August 26, with an estimated completion date of August 31.

I should have a summary report on these open space parcels at the September 9 TPZ meeting.

cc:
file

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

OR# 1072

Petition # 29-15

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 238, 256, 268 NEW BRITAIN AVENUE **ZONE:** R-20

APPLICANT: BEL-AIR MANOR ASSOCIATES, LLC TELEPHONE: (203) 381-1327

ADDRESS: 256 NEW BRITAIN AVENUE EMAIL: MBOGGI063@GMAIL.COM

CONTACT PERSON: MATTHEW BOGGIO TELEPHONE: (203) 381-1327

ADDRESS: RYDERS HEALTH MANAGEMENT, 88 RYDERS LANDING, SUITE 208 STRATFORD, CONNECTICUT 06614 EMAIL: MBOGGI063@GMAIL.COM

OWNER OF RECORD: 238 NEW BRITAIN AVENUE / SALVATORE, MARGARET, ROBERT MD, MARTIN RN, SBRIGLIO
256 NEW BRITAIN AVENUE / BEL-AIR MANOR ASSOCIATES, LLC
268 NEW BRITAIN AVENUE / BEL-AIR MANOR ASSOCIATES, 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).
- x Special Exception per Section 3.2.5 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): _____

SIGNATURE:

APPLICANT	DATE	OWNER	DATE
[signature]	8/7/15	[signature]	8/7/2015
		[signature]	8/7/15

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STAFF REPORT
Special Permit for Additions to Bel-Air Manor

August 19, 2015

Petition #29-15:
Special Permit (Section 3.2.5: Convalescent Home)
238, 256, and 268 New Britain Avenue ("Bel-Air Manor").
Bel-Air Manor Associates, applicant; Bel-Air Manor Associates LLC and Salvatore Sbriglio et al., owners; Matthew Boggio, 88 Ryders Landing Suite 208, Stratford CT, contact.

Description of Petition #29-15:
The applicants would like to construct an approximately 12,000 square foot addition onto the existing convalescent home, with approximately 40 additional parking spaces.

Staff Comments:
These are significant improvements to a commercial development that is surrounded on three and one-half sides by R-20 zoned neighborhoods. Therefore, after consulting with Chairman Hall, I advised the applicants that a revised Special Permit and public hearing is necessary.

There are wetlands on the property, and the applicants have applied for Conservation Commission approval. While Connecticut land use law prohibits TPZ from approving the *site plan* until the Conservation Commission has acted on it, there is no similar hold on the *special permit*. I see no reason not to at least start the public hearing process.

cc:
Applicant
file

John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission

From: Craig Minor, Town Planner

Date: August 20, 2015

Re: **Town Planner Report for August 26, 2015**

---

1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:** None.

2. **Old Performance Bonds held by Town:**

a. 3320 Berlin Turnpike (Global Granite): The owner of this property is looking to lease one of the buildings to a restaurant operator. I reviewed the plans with him and it looks like there is enough room on the site to create the necessary parking. I reminded him that there is the outstanding bond for the final course of blacktop that was never put down on the parking lot, and that completion of the paving will probably be a precondition to TPZ approval of any restaurant.

3. **Town Planner Monthly Report to the Town Manager:**

At a recent TPZ meeting I was asked to include TPZ in the distribution of the monthly report that I submit to the Town Manager. See attached.

4. **POCD Goals and Strategies:**

The 2020 Plan of Conservation and Development contains a number of specific "goals", and numerous "strategies" to achieve these goals. Some of them are completely within the domain of TPZ, but some of them go beyond TPZ's authority to implement unilaterally.

I have identified eight what I call "action items" that, if TPZ has no objection, I would like to put some time and effort into implementing. They are:

1. "Amend the Zoning Regulations to incorporate an impervious coverage standard to control rain water runoff from roofs, roads and parking lots." (Natural Resource Strategy #3.h, Page 16).

2. "Develop a program that permits, with Conservation Commission's wetland approval, the cleaning of streams of debris, fallen trees and silt." (Natural Resource Strategy #3.i, Page 16).

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

3. "Use existing public lands, agreements to allow use of institutional lands, and the development review process to develop open space linkages as shown on the Open Space Plan." (Open Space and Greenways Strategy #2, Page 18).

4. "Seek to re-establish a Trail Committee to oversee the establishment and maintenance of trails (including maintenance of some portions by residents and/or businesses)." (Open Space Strategy #3, Page 18).

5. "Consider modifying local regulations to give a lot size exception and coverage bonus for properties that dedicate lot area to the establishment of greenway trails desired by the Town of Newington." (Open Space Strategy #8, Page 18).

6. "Establish buffer setback standards for the preservation of the natural contours adjacent to the Old Highway greenway corridor." (Open Space Strategy #11, Page 18).

7. "Cedar Mountain should be preserved from development. Revise Zoning and Subdivision regulations to clearly state that steep areas in excess of fifteen (15) percent slopes shall not be counted in density calculations for development purposes." (Community Assets Strategy #1.b, Page 20).

8. "Develop walking and biking trails with the assistance of the business community for the benefit of residents." (Community Assets Strategy #9).

Many of these involve the cooperation of land use boards and commissions, and working closely with other town staff.

cc:
file

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

TOWN PLANNER MONTHLY REPORT
July 2015

1. Town Plan and Zoning Commission Actions:

a. TPZ Meeting on July 8, 2015:

1. Approved, with conditions, Petition #23-15: Special Exception (Section 3.2.8: Charitable/Civic Event) at 3120 Berlin Turnpike (Panera) for classic car event. Charter Oak Firebirds, applicant.
2. Approved, with modifications, Petition #16-15: Zoning Text Amendment (Section 3.1.3.B: Roadside Farm Stands). Andy Billipp, 277 Cedar Street, Newington CT, applicant/contact. Effective upon publication.

b. TPZ Meeting on July 22, 2015:

1. Approved Petition #26-15: Special Exception (Section 6.13: Accessory Apartment) at 33 Pfister Drive. Bhagyesh and Shveta Patel, applicants.
2. Approved Petition #27-15: Special Exception (Section 3.11.1: Dance Studio) at 37 Ann Street. Backstage Academy of Dance, applicant.
3. Approved, with conditions, Petition #17-15: One-lot Subdivision at 149 Maple Hill Avenue. Mary Kate VanValkenburg, applicant.
4. Approve Petition #19-15: Zone Change (CD to B) at 1593 Southeast Road. CPD Properties 1593 New Britain Avenue LLC, owner/applicant.
5. Approved Petition #20-15: Site Plan Approval at 1593 Southeast Road. CPD Properties 1593 New Britain Avenue LLC, owner/applicant.
6. Approved, with conditions, Petition #24-15: Special Exception (Section 3.11.6: Restaurant) at 3375 Berlin Turnpike (Raymour & Flanigan). WNT VIII LLC, applicant; Furniture Executives No. 4 LP, owner; Michael Hamlin, 287 Chesterwood Terrace, Southington CT, contact.

2. Town Planner Activities:

a. TPZ Applications (approved, pending, and potential):

1. July 9: met with owners of property at 3311 Berlin Turnpike to discuss changes to parking lot.
2. July 9: met with ZEO to discuss proposed changes to zoning regulations.
3. July 14: met with homeowners to discuss neighbor with home business.
4. July 16: met with Town Engineer to discuss site plans for 1593 Southeast Road.
5. July 21: inspected open space parcels in northern Newington.

b. Transportation/CTfastrak/Amtrak Corridor Planning:

1. July 10: met with private planning consultant to discuss possible TOD regulations.
2. July 17: met with Canton Town Planner to discuss form-based zoning regulations.

c. Grant-Related Project Activities:

1. July 2: discussed status of Electrical Vehicle Charging Station at Constitution Plaza with Facilities Director.
2. July 7: continued working on STEAP grant application for Deming Farm.

d. Professional Development/Training:

1. July 1: discuss professional goals for next year with Town Manager.
2. July 22: met with Town Manager to discuss staffing issues.

e. Boards and Committees:

1. July 8: attended regular biweekly TPZ meeting.
2. July 16: attended special Affordable Housing Monitoring Agency meeting.
3. July 22: attended regular biweekly TPZ meeting.

f. Miscellaneous:

1. July 1: met with Wethersfield land use staff to discuss proposed zone change on Back Lane in Wethersfield.
2. July 6: met with Town Engineer and Town Manager to discuss extra driveway at home of disabled person.
3. July 6: provided information to UConn researcher on Newington's LID regulations.
4. July 23 – 31: on vacation.
5. July: received and responded to or initiated approximately 383 emails to and from to citizens, applicants, staff and elected/appointed officials.
6. July: received and responded to approximately 27 phone messages from citizens, applicants, staff and elected/appointed officials.

cc:
TPZ
file