NEWINGTON TOWN PLAN AND ZONING COMMISSION

REGULAR MEETING and PUBLIC HEARING
Wednesday, September 11, 2013

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

7:00 p.m.

A G E N D A

I. ROLL CALL AND SEATING OF ALTERNATES

II. APPROVAL OF AGENDA

III. PUBLIC HEARING:

a. Petition #44-13: Special Exception (Section 3.2.5: Convalescent or Nursing Home) at 2125 Main Street. Middlewoods of Newington, owner/applicant; David Long, 580 Long Hill Avenue, Shelton CT, contact.

b. Petition #48-13: Special Exception (Section 3.4.1: Golf Course) at 245 Hartford Road, New Britain. City of New Britain, applicant; State of Connecticut, owner; Seth Feigenbaum, City of New Britain CT, contact.

c. Petition #51-13: Special Exception (Section 3.2.9: Child Care) at 82 Candlewyck Drive. Agnieszka Kaim, 82 Candlewyck Drive, Newington CT, owner/applicant/contact.

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

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

a. August 28, 2013

VII. NEW BUSINESS

a. Petition #43-13: Site Plan Modification (Assisted Living) at 2125 Main Street. Middlewoods of Newington, owner/applicant; David Long, 580 Long Hill Avenue, Shelton CT, contact.

b. Petition #49-13: Site Plan (Golf Course) at 245 Hartford Road, New Britain. City of New Britain, applicant; State of Connecticut, owner; Seth Feigenbaum, City of New Britain CT, contact.

c. Petition #47-13: Zoning Text Amendment (New Section 6.15: Medical Marijuana). Town Plan and Zoning Commission, applicant.

RECORDED IN
NEWINGTON LAND RECORDS
2013 SEP -6 A 9:20
VOL PAGE
BY Tonya D. Lane
TOWN CLERK

VIII. OLD BUSINESS:

a. Petition #40-13: Special Exception (Section 6.2.4: Free Standing Sign) at 100 Milk Lane. Sign-a-rama, applicant; Saputo Dairy Foods USA, owner; Richard Kossakoski, 2162 Silas Deane Highway, Rocky Hill CT, contact.

b. Petition #46-13: TPZ Approval of Outside Seating (Section 3.11.6: Outside Restaurant Seating) at 1125 Willard Avenue ("Pizza and Pies"). John Parkos, 7223 Town Place, Middletown CT, owner/applicant/contact.

c. Petition #50-13: Modification to Approved Site Plan at 100 Milk Lane ("Kohler Mix Specialties"). Kohler Mix Specialties, applicant; Catamount Newington LLC, owner; Raju Bangalore, Saputo Dairy Foods USA LLC, 100 Milk Lane, Newington CT, contact.

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING:

a. Petition #52-13: Special Exception (Section 6.2.4: Free Standing Sign) at 3237 Berlin Turnpike. National Sign Corporation, applicant; Rockledge Properties, owner; Tracy Becker, National Sign Corporation, 780 Four Rod Road, Berlin CT, contact.

X. TOWN PLANNER REPORT

a. Town Planner Report for August 28, 2013

XI. COMMUNICATIONS

a. Letter from John Bachand regarding Packard's Way subdivision

b. Wethersfield P&Z Application No. 1805-13-Z: Special Permit for Church on Russell Road

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

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURNMENT

Submitted,

Craig Minor, AICP
Town Planner

ck# 2861

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM

RECEIVED
JUL 12 2013
PLANNING DEPT.

APPLICATION #-	44-13
SUBMITTED DATE:	7/12/13
RECEIVED DATE:	
PUBLIC HEARING OPENED~	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
GOA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 2125 main Street ZONE: PD

APPLICANT: Middlewoods of Newington Inc. TELEPHONE (203) 929-2107

ADDRESS: 580 Long Hill Avenue - Shelton, CT 06484 EMAIL: dlawlor@umh.org

CONTACT PERSON: David M. Lawlor - President TELEPHONE: (203) 929-2107

ADDRESS: 580 Long Hill Avenue - Shelton, CT 06484 EMAIL: dlawlor@umh.org

OWNER OF RECORD: Middlewoods of Newington Inc.

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

o Zone Change to the _____ Zone (Public Hearing required)

o Zoning Amendment to Section _____ (Public Hearing required)

o Subdivision

o Resubdivision (Public Hearing required)

X o Special Exception per Section 3.19.2 of the Zoning Regulations (Public Hearing required) $250 + (6 x $25) 150 = $400

o Site Development Plan Approval

o Other (describe in detail) _____

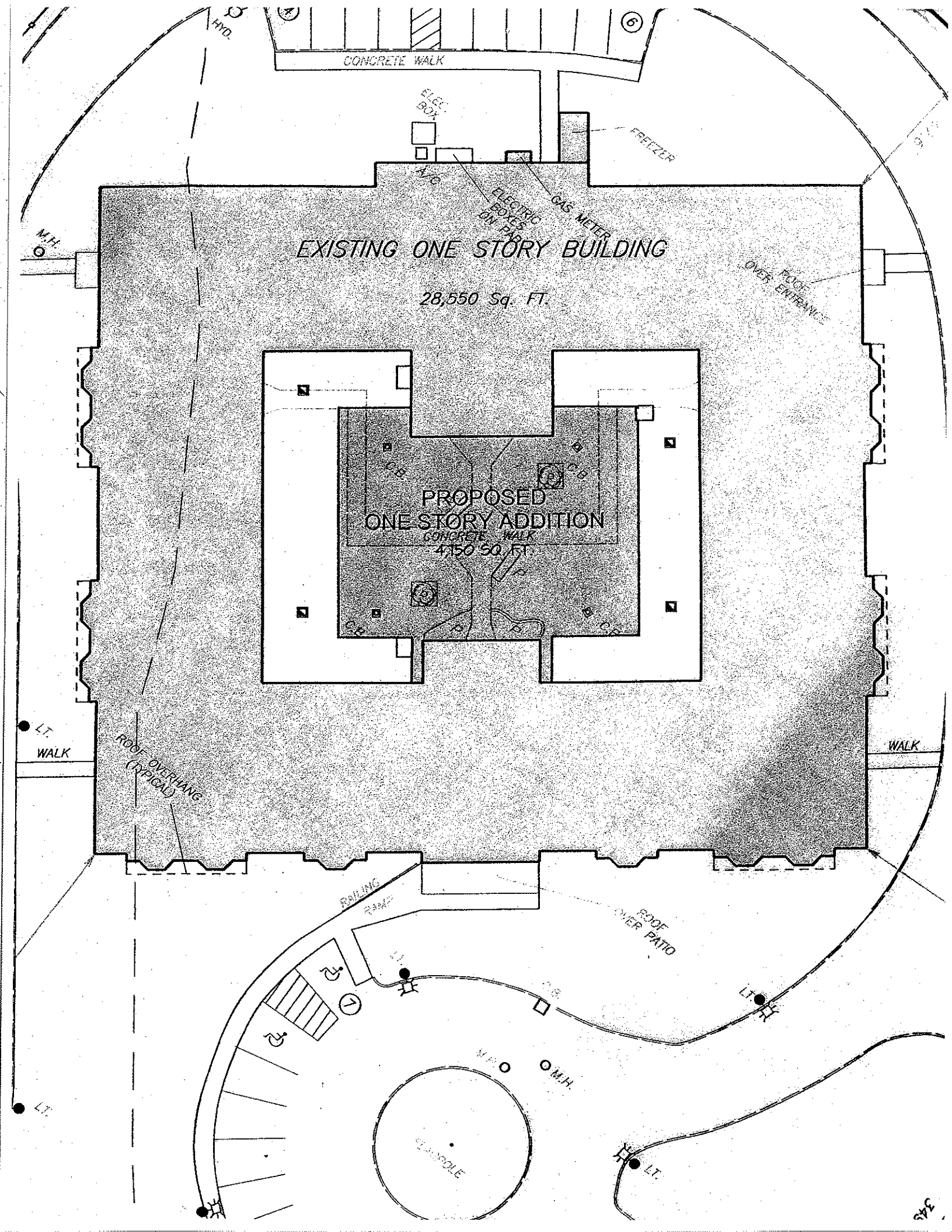
SIGNATURE:

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

David Lawlor 7/11/13 — APPLICANT / DATE

David Lawlor 7/11/13 — OWNER / DATE

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


CONCRETE WALK
ELEC. BOX
FREEZER
A/C
ELECTRIC BOXES DIN PARTY
GAS METER
HYD.
M.H.
EXISTING ONE STORY BUILDING
28,550 Sq. FT.
ROOF OVER ENTRANCE
PROPOSED
ONE STORY ADDITION
CONCRETE WALK
4,150 SQ. FT.
C.B.
LT.
WALK
ROOF OVERHANG (TYPICAL)
RAILING
RAMP
ROOF OVER PATIO
M.H.
FLAGPOLE

STAFF REPORT
Modification to Middlewoods Assisted Living Facility

September 6, 2013

Petition #44-13:
Special Exception (Section 3.2.5: Senior Independent Living Facility)
2125 Main Street
Middlewoods of Newington Inc, applicant

Description of Petition #44-13:

The owners of this assisted living facility would like to increase the floor area of the building by constructing a 4750 s.f. addition within the existing interior courtyard. Any substantial change to an existing Special Exception activity requires a public hearing and a revised Special Exception. The applicants have also submitted site plans for TPZ review and approval as Petition #43-13.

Staff Comments:

This expansion will result in four additional studio apartments similar to the existing ones; an additional dining area; an activity room with seating for 50 persons; a physical therapy room; and two nurses offices, a wellness office, and an examining room.

There will be no change to the exterior appearance of the building nor to the parking area.

cc:
Middlewoods of Newington
file

Petition # 48-13

ck # 75560

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 245 Hartford Road **ZONE:** R-20

APPLICANT: City of New Britain TELEPHONE: 860-826-3425

ADDRESS: 27 West Main Street, New Britain, CT EMAIL: Mayor@NewBritainCT.gov

CONTACT PERSON: Seth Feigenbaum, Esq. Office of Corporation Counsel TELEPHONE: 860-826-3425

ADDRESS: 27 West Main Street, New Britain, CT EMAIL: sfeigenbaum@NewBritainCT.gov

OWNER OF RECORD: State of Connecticut

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 3.4.1 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
	8/14/13	See attached Special Act 13-23	

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.

City of New Britain

Office of Corporation Counsel
City Hall, 27 West Main Street
New Britain, Connecticut 06051
Phone (860) 826-3420
Fax (860) 826-3397

"New Britain: A City for All People"

Founded 1754
Incorporated a Town 1850
Incorporated a City 1870

John C. King, Corporation Counsel
Joseph E. Skelly, Jr., Assistant Corporation Counsel
Irena J. Urbaniak, City Attorney
Seth Feigenbaum, Associate City Attorney
Mary C. Pokorski, Associate City Attorney

August 14, 2013

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

Re: Stanley Golf Course Special Exception and Site Plan Applications

Dear Chairman Camerota and Members of the Commission:

On behalf of the Stanley Golf Course and the City of New Britain, I am submitting the enclosed applications for a Special Exception for a golf course use in a residential zone and a Site Plan to permit development of a new portion of the Stanley Golf Course on land located in the Town of Newington. The following are submitted with this letter:

1. Completed application form for Special Exception under Section 3.4.1 and filing fee of $200.
2. Copy of Special Act 13-23 authorizing conveyance to the city of New Britain of the property that is the subject of this application.
3. Statement explaining the proposed activity subject to the Special Exception.
4. Copy of May 7, 2013 agreement between the Town of Newington and the City of New Britain regarding the Stanley Golf Course use of 15.5 acres in Newington.
5. Completed application form for Site Plan and filing fee of $250.
6. Site plan entitled Golf Course Improvements, Stanley Golf Course, Hartford Road, Newington CT, dated August 9, 2013, prepared by BL Companies, consisting of the following sheets: Title Sheet, Property Survey, Overall Site Plan, Site Plan, Landscape Plan, Landscape Details, Detail Sheet.
7. Memo dated August 9, 2013 regarding stormwater management/erosion and sediment control measures, prepared by BL Companies.

We look forward to presenting these applications at a public hearing on September 11, 2013. We appreciate the professionalism and courtesy extended by our neighbor to the east in this application process.

Very truly yours,

Seth Feigenbaum, Esquire
Attorney on behalf of the City of New Britain

12356274-v1

CITY OF NEW BRITAIN
SPECIAL EXCEPTION APPLICATION
FOR
GOLF COURSE USE
245 HARTFORD ROAD (NEW BRITAIN)
NEWINGTON ASSESSOR'S MAP ID 00/017/000

Introduction

This application is related to development of a Costco Warehouse on property in New Britain that has been in the planning, design and permitting stages since 2011. The site of the proposed store is located between Route 9 and Hartford Road in New Britain, immediately south of the existing Target store. All entrances and exits will be via Hartford Road in New Britain, with no traffic impacts to Newington.

The development proposal includes using a portion of the Stanley Golf Course, and replacing that portion of the course on land currently owned by the State of Connecticut between the Costco site and CT Route 9. The State Department of Transportation will convey 15.49 acres of land located in the Town of Newington (the "State Land") to the City of New Britain. This conveyance is authorized by Special Act 13-23, approved by the Connecticut General Assembly and signed by Governor Malloy. The City of New Britain will convey 15.35 acres of land currently located on a portion of the Stanley Golf Course to Costco

The Newington Town Council approved a resolution agreeing to this conveyance and in return the City of New Britain agreed to let Newington residents play Stanley Golf Course at "resident" rates. The terms of the agreement between the Town of Newington and the City of New Britain are contained in a letter dated May 7, 2013 from Newington Town Attorney Peter J. Boorman to John C. King, Esq, New Britain Office of Corporation Counsel, attached to this application.

Golf Course Use Permitted by Special Exception

The State Land is located in Newington's R-20 residential zoning district. The Town of Newington Zoning Regulations, Section 3.4.1, permit a golf course in all residential zones subject to the following conditions:

- Such use shall occupy not less than 10 acres. *The State Land exceeds this threshold as does the Stanley Golf Course in its entirety.*
- No land actively used for recreation or other purpose shall be located less than 50 feet from any property line. *Active golf course use, in the form of the 13th fairway, is more than 50 feet from the property line (See Site Plan Sheet NW2)*

Proposed Golf Course Improvements

The following activities will take place on the portion of the Stanley Golf Course to be located in Newington.

1. Relocating the Red 13th hole tee boxes, fairway, sand traps, and putting green all or partially within the town boundary with a retaining wall, with related grading and drainage provisions, as shown on Site Plan Sheet NW2, including rain gardens with a leaky stone berm to collect stormwater runoff at the downgradient side of the tee box and along the fairway.

2. Relocating the Red 12th hole so that a portion of the fairway and green would be located within the town boundary, as shown on Site Plan Sheet NW2, with a retaining wall and related grading and drainage provisions, including a rain garden and leaky stone berm downgradient of the easterly side of the fairway.

3. Creating golf cart paths composed of bituminous concrete as shown on Site Plan sheet NW2.

No activities will occur within an area regulated by the Town of Newington Inland Wetlands and Watercourse Regulations. As indicated on Property Survey submitted with the Site Plan, approximately half of the State Land area, identified as "CTDOT Preservation Area Limit Per Route 9 ACOE Modified Permit", will remain undisturbed. The Preservation Area is protected by a deed restriction in the conveyance from the State of Connecticut as well as by conditions of approval by the United State Army Corps of Engineers inland wetlands permit that applies to the State Land.

Law Office of Peter J. Boorman

365 Willard Avenue, Unit 2E
Newington, Connecticut 06111

Tel. (860) 594-4433
Fax (860) 666-5112

May 7, 2013

John C. King, Esq.
City of New Britain
Office of Corporation Counsel
City Hall, 27 West Main Street
New Britain, CT 06051

Re: COSTCO development project – 15.5 acres located in Newington

Dear Mr. King,

I write to you today in my capacity as Newington Town Attorney and by way of follow up to my May 3, 2013 telephone conversation with Seth Feigenbaum, Esq., (New Britain corporation counsel) as well as Thomas P. Cody, Esq. (COSTCO). Our intention was to finalize a letter agreement to address the above matter. Please accept the following:

In consideration of the promises contained herein, and other good and valuable consideration, The Town of Newington (hereinafter Town) and the City of New Britain (hereinafter City) hereby agree as follows:

1. The Town will cooperate in the City's efforts to obtain the 15.5 acres located in Newington from the State of Connecticut for the sole purpose of the COSTCO development project. The parties hereto anticipate that Proposed House Bill – 6672 "An Act Concerning the Conveyance of Certain Parcels of State Land" (hereinafter Act) will soon be acted upon by the General Assembly and ultimately signed into law. Anticipating this passage, the concern is that the Town of Newington is being asked to take no position on the bill, and therefore forego its right of first refusal for the 15.5+- acres at issue. To address this concern, the parties agree that the City shall not proceed to closing with regard to the transfer of the 15.5+- acres from the State to the City until and unless the COSTCO development project proceeds in accordance with the provisions of Section 4 of the Act, a copy of which is attached, or legislation which accomplishes substantially similar purposes.

2. The City will use the15.5 acres exclusively for golf course or open space purposes.

3. The 15.5 acres is to remain subject to land use regulation as defined by Newington zoning, inland wetland and other applicable municipal regulations and law.

4. The City, or its designee, will timely pay to the Town of Newington real property taxes (and personal property taxes, if applicable) as determined by the Newington Assessor, subject to all of the normal and usual rights of taxpayers under law, including right of appeal.

5. Town residents, subject to proper verification, shall be charged at the same rate as City residents for all golf matters (greens fees, etc.) at Stanley Golf Course. This provision is to take effect once the 15.5+- acres is transferred from the State to the City and shall continue as long as Stanley Golf Course is in operation.

6. The parties hereto agree to take all reasonable measures necessary to insure that the provisions of this Agreement are successful.

Very truly yours,

Peter J. Boorman, Esq.

The parties, by their signature below, accept the terms and conditions as provided above.

Town of Newington

John Salomone, Town Manager
Duly Authorized

6/12/13
Date

City of New Britain

Duly Authorized

20 Jun 2013
Date

Cc: Seth Feigenbaum, Esq.

ton-stanley golf course issues-1

STAFF REPORT
Stanley Golf Course

September 6, 2013

Petition #48-13
Special Exception (Section 3.4.1: Golf Course)
245 Hartford Road, New Britain ("Stanley Golf Course")
Seth Feigenbaum, contact.

Description of Petition #48-13:

The City of New Britain is acquiring surplus land from the State of Connecticut situated in Newington on the west side of Route 9 to expand Stanley Golf Course. Section 3.4.1 allows golf courses in any residential zone by special exception.

Staff Comments:

This 15.498 acre parcel lies between the Stanley Golf Course on Hartford Street in New Britain and Route 9. It has no frontage on any road in either Newington or New Britain.

The parcel will contain a portion of the fairway and putting green for new Hole #12, and the tee, fairway, and a portion of the putting green for new Hole #13. Approximately one-half of the parcel is encumbered by a conservation easement. A more detailed description of the site plan is provided in the Staff Report on Petition #49-13.

Section 3.4.1 reads as follows:

> 3.4.1 Golf course or country club whether operated as profit-making or non-profit, or other non-profit similar recreation uses including clubhouses, provided that:
>
> A. Such uses shall occupy not less than 10 acres.
>
> B. No land actively used for recreation or other purpose shall be located less than 50 feet from any property line.

A copy of the site plan was sent to the Town Engineer for his review. As of this writing I have not received written comments.

This application complies with the regulations. As stated above it has no frontage on any road in Newington and does not abut any other property in Newington, so it does not appear to have any impact on any residents of or property owners in Newington.

cc:
Attorney Seth Feigenbaum
file

Petition # 51-13

Dash

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 82 Candlewyck Dr **ZONE:** RD

APPLICANT: AGNIESZKA KAIM TELEPHONE: 860 436 3724

ADDRESS: 82 CANDLEWYCK DR NEWINGTON CT 06111 EMAIL: akaim1979@gmail.com

CONTACT PERSON: AGNIESZKA KAIM TELEPHONE: 860 436 3724 / cell 201 625 5562

ADDRESS: 82 Candlewyck Dr Newington CT 06111 EMAIL: akaim1979@gmail.com

OWNER OF RECORD: MARCIN and Agnieszka KAIM

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 3.2.9 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required). $200
- o Site Plan Approval or Modification
- o Other (describe in detail, or attach): _____

SIGNATURE:

Agnieszka Kaim	Aug 20, 2013	Agnieszka Kaim	Aug 20, 2013
APPLICANT	DATE	OWNER	DATE

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

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

Agnieszka Kaim
82 Candlewyck Dr.
Newington, CT 06111

August 20, 2013

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

Dear Mr. Minor ,

I am writing to you to inform you about the plans for the home daycare I intend to open in the Fall of 2013. This letter is being submitted in addition to The Town Plan Zoning Commission Application Form.

The daycare will be located at my house at 82 Candlewyck Dr., Newington, CT 06111, and it will provide care for up to six children ages 2 to 5. It will occupy two rooms adjacent to the kitchen with exits to the fenced backyard as well as to the garage. There is a bathroom located in the future daycare area. The children will be dropped off and picked up at the exit to the backyard, adjacent to street, where parents of pupils may park their cars, in addition to a 4-slot parking space located in the driveway.

Sincerely,

Agnieszka Kaim

Agnieszka Kaim

Enclosed:

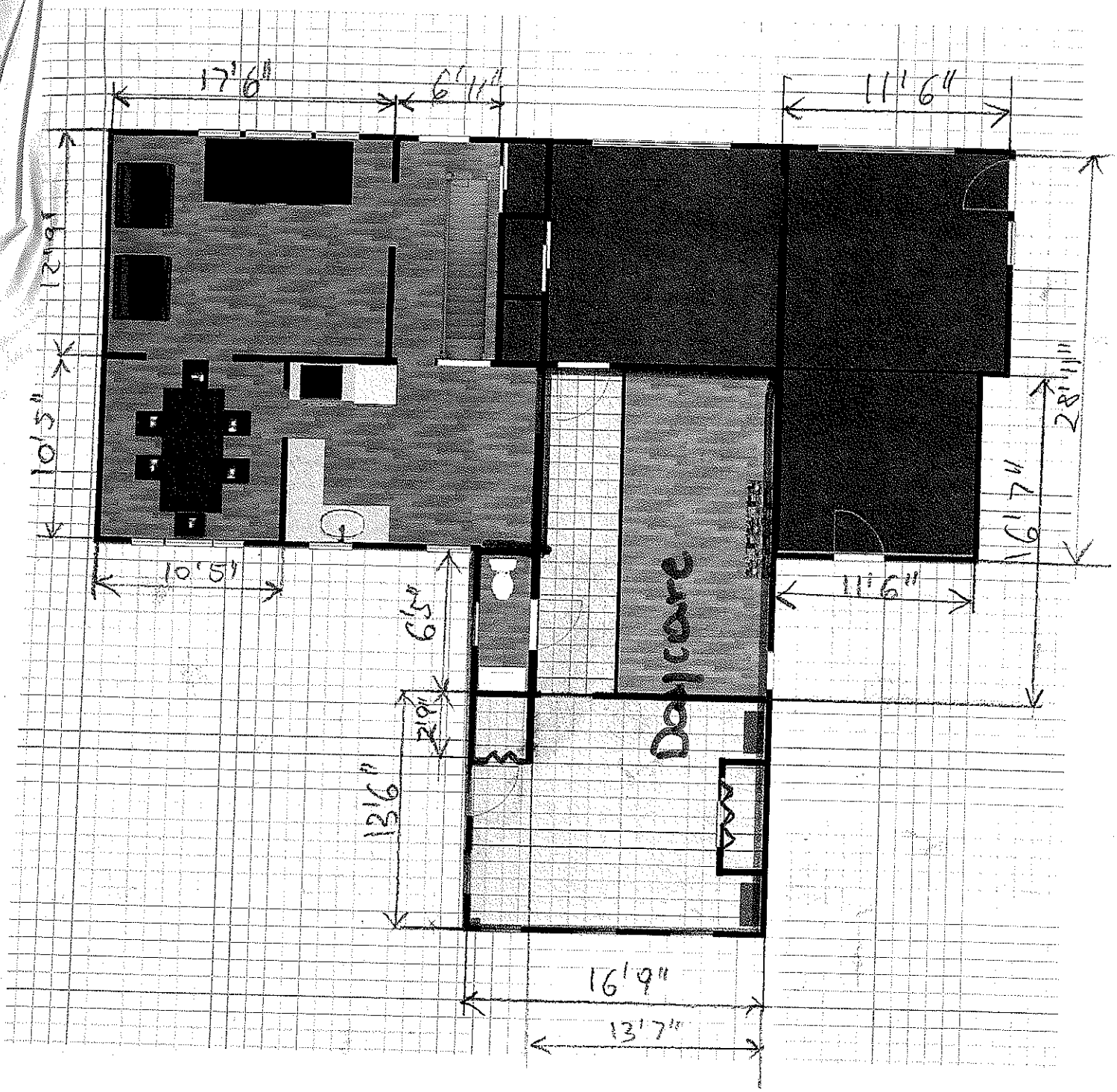
Town Plan and Zoning Commission Application Form

ST FLOOR

RECEIVED
AUG 26 2013
PLANNING DEPT.

Agnieszka Kaim
82 Candlewyck Dr
Newington CT 06111

#51-13
Daycare



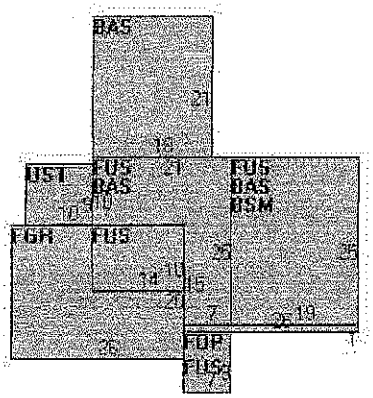
Extra Features

Code	Description	Units	Appraised Value
No Extra Building Features			

Outbuildings

Code	Description	Units	Appraised Value
No Outbuildings			

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1168	1168
BSM	Basement	475	0
FGR	Garage	520	0
FOP	Open Porch	63	0
FUS	Finished Upper Story	956	956
UST	Unfinished Utility Area	90	0

STAFF REPORT
Family Daycare at 82 Candlewyck Drive

September 6, 2013

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

Description of Petition #51-13:

This petition is to operate a family daycare at the residence at 82 Candlewyck Drive. Section 3.2.9 allows daycare in any zone by special exception.

Staff Comments:

The applicant would like to operate a family daycare in her residence at 82 Candlewyck Drive. She intends to care for up to six children between the ages of 2 and 5. According to the Family Day Care regulations of the Connecticut Department of Public Health, an assistant is required if more than two children are cared for, so it should be assumed that there will be one employee.

According to the floor plan submitted by the applicant, the daycare operation will be limited to two rooms on the first floor of the house, totaling approximately 475 square feet. According to the Tax Assessor's records the total habitable area of this house is 2124 square feet. The area devoted to daycare is therefore 22% of the total floor area, which is less than the maximum allowed of 25%.

If approved, this permit shall be valid for two years, at which time it may be renewed by the Building Department. One "announcement" sign of 2 s.f. is allowed.

Section 3.2.9 requires the TPZ to make a finding of the "impact of such use on the residential character of the neighborhood". I think this is intended for institutional day care and not family daycare, but I still recommend the TPZ make such a finding. I will address this in the Draft Suggest Motion.

cc:
Applicant
file

2860

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM

RECEIVED
JUL 12 2013
PLANNING DEPT.

APPLICATION #-	43-13
SUBMITTED DATE:	7/12/13
RECEIVED DATE:	
PUBLIC HEARING OPENED~	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
GOA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 2125 main Street ZONE: PD

APPLICANT: Middlewoods of Newington Inc. TELEPHONE (203) 929-2107

ADDRESS: 580 Long Hill Avenue - Shelton, CT 06484 EMAIL: dlawlor@umh.org

CONTACT PERSON: David M. Lawlor - President TELEPHONE: (203) 929-2107

ADDRESS: 580 Long Hill Avenue - Shelton, CT 06484 EMAIL: dlawlor@umh.org

OWNER OF RECORD: Middlewoods of Newington Inc.

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

o Zone Change to the _____ Zone (Public Hearing required)

o Zoning Amendment to Section _____ (Public Hearing required)

o Subdivision

o Resubdivision (Public Hearing required)

o Special Exception per Section _____ of the Zoning Regulations (Public Hearing required)

X o Site Development Plan Approval #250

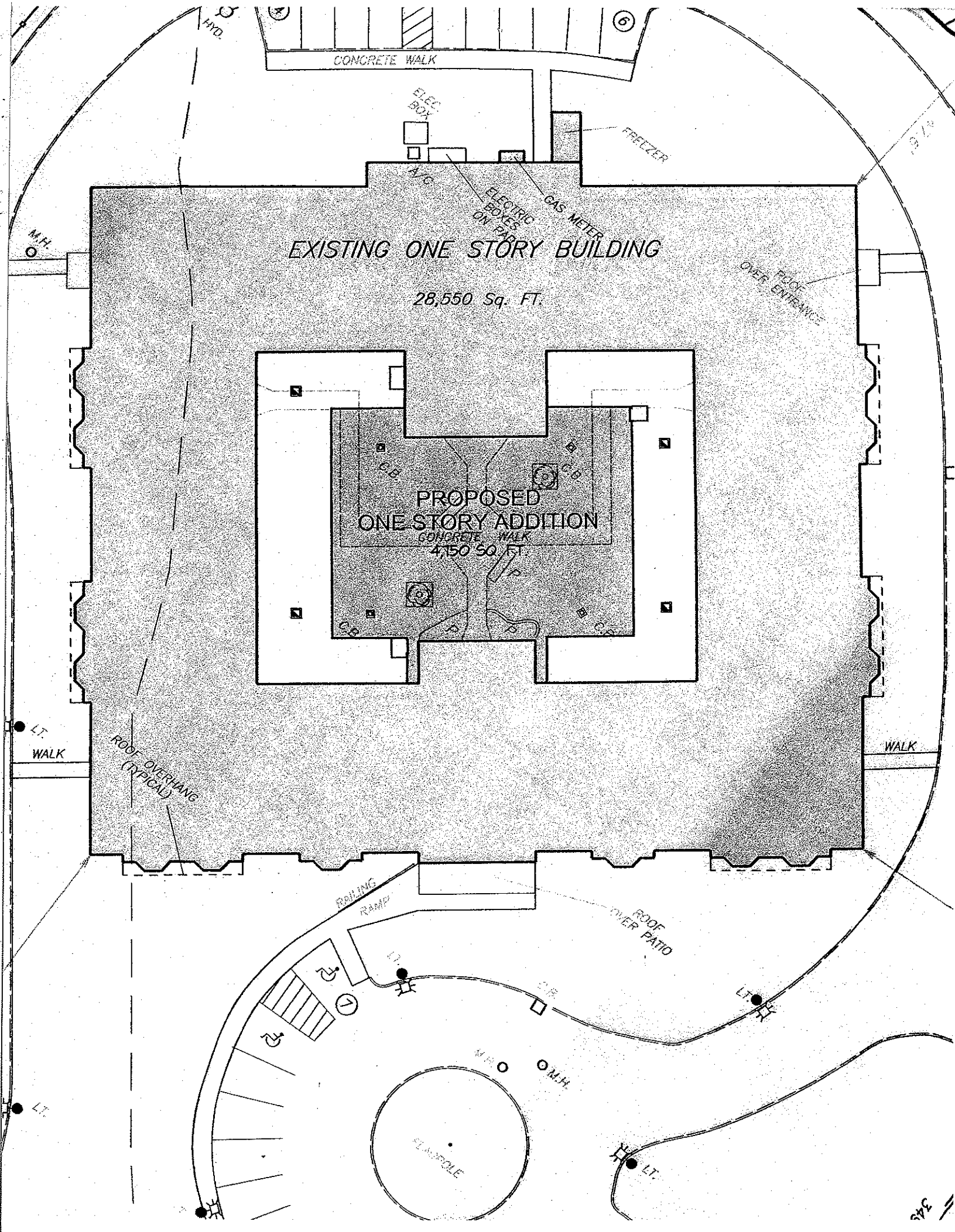
o Other (describe in detail) _____

SIGNATURE:

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

David Lawlor	7/11/13	David Lawlor	7/11/13
APPLICANT	DATE	OWNER	DATE

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



CONCRETE WALK
ELEC. BOX
FREEZER
A/C
ELECTRIC BOXES ON PAD
GAS METER
EXISTING ONE STORY BUILDING
28,550 Sq. FT.
PROPOSED
ONE STORY ADDITION
CONCRETE WALK
4,150 SQ. FT.
C.B.
P
M.H.
HYD.
LT.
WALK
ROOF OVERHANG (TYPICAL)
RAILING RAMP
ROOF OVER PATIO
FLAGPOLE

STAFF REPORT
Modification to Middlewoods Assisted Living Facility

September 6, 2013

Petition #43-13:
Site Plan Modification
2125 Main Street
Middlewoods of Newington Inc, applicant

Description of Petition #43-13:

The owners of this assisted living facility would like to increase the floor area of the building by constructing a 4750 s.f. addition within the existing interior courtyard.

Staff Comments:

This expansion will result in four additional studio apartments similar to the existing ones; an additional dining area; an activity room with seating for 50 persons; a physical therapy room; and two nurses' offices, a wellness office, and an examining room.

The four additional apartments increases the amount of required parking by two, but the site already has excess parking so no additional parking has been created.

Plans were sent to the Town Engineer and the Fire Marshal for their review. The Fire Marshal had a concern with the entrances to the four apartments which I forwarded to the applicants. As of this writing I have not received comments from the Town Engineer.

cc:
Middlewoods of Newington
file

Petition # 49-13

CK # 755-59

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 245 Hartford Road **ZONE:** R-20

APPLICANT: City of New Britain TELEPHONE: 860-826-3425

ADDRESS: 27 West Main Street, New Britain, CT EMAIL: Mayor@NewBritainCT.gov

CONTACT PERSON: Seth Feigenbaum, Esq. TELEPHONE: 860-826-3425
Office of Corporation Counsel

ADDRESS: 27 West Main Street, New Britain, CT EMAIL: sfeigenbaum@NewBritainCT.gov

OWNER OF RECORD: State of Connecticut

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
	8/14/13	See attached Special Act 13-23	

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.

STAFF REPORT
Stanley Golf Course

September 6, 2013

Petition #49-13
Site Plan Approval
245 Hartford Road, New Britain ("Stanley Golf Course")
Seth Feigenbaum, contact.

Description of Petition #49-13:

The City of New Britain is acquiring surplus land from the State of Connecticut situated in Newington on the west side of Route 9, to expand the Stanley Golf Course.

Staff Comments:

This 15.498 acre parcel lies between Route 9 on the east and the Stanley Golf Course on Hartford Street in New Britain on the west. It has no frontage on any road in either Newington or New Britain and does not abut any other property in Newington.

Approximately one-half of the parcel is encumbered by a conservation easement which was imposed by the Army Corps of Engineers when Route 9 was constructed.

The parcel will contain a portion of the fairway and putting green for new Hole #12, and the tee, fairway, and a portion of the putting green for new Hole #13. Several "low impact development" stormwater management techniques are proposed: three rain gardens, and a long "leaky stone berm". The grading for the new fairways and related drainage structures are 40' or more from the preservation area.

The tee area for Hole #13 is filled land surrounded on three sides by a modular block retaining wall eleven feet high at its highest point. A wooden split rail fence between the tee and the wall is indicated on the plans.

Section 5.3.4.C.8 of the zoning regulations requires the site plan show the "official" wetlands and watercourses (and buffer area). Section 5.3.4.G.5 requires the field identification of wetland soils. Both categories of soils are shown, and the proposed disturbance will not impact either of them.

A copy of the site plan was sent to the Town Engineer for his review. As of this writing I have not received written comments.

cc:
Attorney Seth Feigenbaum
file

STAFF REPORT
"Medical Marijuana Dispensary and Production Zoning Text Amendment"

September 6, 2013

Petition #47-13
Text Amendment for New Section 6.15 (Medical Marijuana Dispensary and Production)
Town Plan and Zoning Commission, applicant

Description of Petition #47-13:

The State of Connecticut passed a law last year that allows the production (growing) and dispensing of "medical marijuana". Newington's zoning regulations are silent on this, so TPZ has directed me to draft a zoning amendment to regulated medical marijuana production and distribution in Newington as allowed by that law.

Town Planner Comments:

See my previous Staff Report for the background of this proposed amendment.

A special workshop meeting will be held on September 11, 2013 to give the general public the opportunity to comment on the production and distribution of medical marijuana in general, and the draft zoning amendment specifically.

Pending the outcome of that workshop meeting the TPZ will either: (a) abandon the proposal; (b) direct the Town Planner to make revisions to the draft to address the public and TPZ comments that were made during the workshop meeting; or (c) schedule the draft amendment for a public hearing in accordance with the standard procedures.

A copy of the draft amendment that will be discussed at the workshop meeting is attached.

cc:
file

DRAFT
Medical Marijuana Dispensary and Production Zoning Regulations

Section 6.15 Medical Marijuana Dispensary and Production

6.15.1 Purpose. The purpose of this section is to regulate the location and operation of medical marijuana dispensary facilities and production facilities. The intent of these regulations is to minimize any adverse impacts of such facilities, and to protect and preserve Newington's neighborhoods, commercial districts, property values and quality of life.

6.15.2 Definitions. For use in this section of the Regulations:

A. "Dispensary facility" means a place of business where medical marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers and for which the Connecticut Department of Consumer Protection has issued a dispensary facility permit under Public Act 12-155 and Sections 21a-408-1 to 21a-408-70, inclusive, of the Regulations of Connecticut State Agencies;

B. "Production facility" means a secure, indoor facility where the production of medical marijuana occurs and is operated by a person to whom the Connecticut Department of Consumer Protection has issued a production facility permit under Public Act 12-155 and Sections 21a-408-1 to 21a-408-70, inclusive, of the Regulations of Connecticut State Agencies.

6.15.3 Applicability:

A. Medical marijuana dispensary facilities shall be permitted only in the following zones, subject to special exception approval in accordance with Section 5.2 of these Regulations, site plan approval in accordance with Section 5.3 of these Regulations, and the requirements of this section:

1. B Business Zone
2. I Industrial Zone
3. PL Public Land Zone

B. Medical marijuana production facilities shall be permitted only in the following zone, subject to special exception approval in accordance with Section 5.2 of these Regulations, site plan approval in accordance with Section 5.3 of these Regulations, and the requirements of this section:

1. I Industrial Zone

6.15.4 Separation Requirements. Uses identified in this section shall be subject to the following separation restrictions:

A. No medical marijuana dispensary facility shall be allowed within one thousand feet of a church, temple or other place used primarily for religious worship, public building, private recreation area, or a school, playground, park or child day care facility;

B. No medical marijuana production facility shall be allowed within one thousand feet of a church, temple or other place used primarily for religious worship, public building, private recreation area, or any school, playground, park or child day care facility, or any other site containing a medical marijuana production facility;

C. No medical marijuana production facility shall be allowed on a site that is less than 750 feet from any property that is zoned for single-family residential use as a permitted use.

D. No medical marijuana dispensary facility or production facility shall be allowed within the same building, structure or portion thereof that is used for residential purposes, or that contains another medical marijuana dispensary facility or production facility;

E. All distances contained in this section shall be measured by taking the nearest straight line between the respective lot boundaries of each site.

6.15.5 Sign and exterior display requirements:

A. Exterior signage shall be restricted to a single sign no larger than 16" x 18". No graphics of any kind will be allowed, and the text will be limited to the street address of the facility.

6.15.6 Off-Street Parking requirements:

A. Required off-street parking shall be in compliance with Section 6.1 of these regulations.

6.15.7 Security Requirements:

A. All medical marijuana dispensary facilities and production facilities shall have an adequate security system to prevent and detect diversion, theft or loss of marijuana utilizing commercial grade equipment meeting at least the minimum requirements of Sec. 21a-408-62 of the State of Connecticut Regulations.

6.15.8 Conditional Approval:

A. Special Exceptions shall be approved with the condition that the applicant obtains the appropriate Dispensary or Production Facility permit issued by the State of Connecticut Department of Consumer Protection (or other State agency as regulatory changes occur).

B. The conditional approval shall become automatically finalized upon the receipt by the Town Planner of a copy of the Department of Consumer Protection-issued permit.

C. The conditional approval shall expire if the applicant fails to provide the Town Planner with a copy of the Department of Consumer Protection-issued permit within six months of the date of the TPZ's conditional approval.

1. A six month extension of such conditional approval shall be granted to the applicant upon written notification to the Town Planner that an application for a Department of Consumer Protection permit has been filed, indicating the expected decision date of the Department of Consumer Protection permit.

DRAFT

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM
1086

APPLICATION #:	40-13
SUBMITTED DATE:	6/28/13
RECEIVED DATE:	
PUBLIC HEARING OPENED:	
PUBLIC HEARING CLOSED:	
DECISION DATE:	
DECISION PUBLISHED:	
COA SENT:	
MYLAR FILED:	

LOCATION OF PROPERTY: 100 MILK LANE ZONE: 8A Industrial

APPLICANT: SIGNARAMA TELEPHONE: 860 529-5564

ADDRESS: 2162 SILAS DEANE Rocky Hill CT EMAIL: RBKOSS@SIGNARAMA-Rockyhill.com

CONTACT PERSON: Richard Kossakoski TELEPHONE: 860 205 6448

ADDRESS: EMAIL:

OWNER OF RECORD: Saputo Dairy Foods, USA

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

- o Zone Change to the _____ Zone (Public Hearing required)
- o Zoning Amendment to Section _____ (Public Hearing required)
- o Subdivision
- o Resubdivision (Public Hearing required)
- ☒ Special Exception per Section 6.24 of the Zoning Regulations (Public Hearing required)
- o Site Development Plan Approval
- o Other (describe in detail) _____

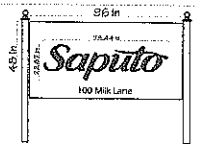
SIGNATURE:

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

6-11-2013

APPLICANT DATE OWNER DATE

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



(1) Two Sided
4' x 8' sign face
Material: 1/4" Dibond

(2) 4 x 4 Pressure treated posts w/vinyl sleeves and caps

SIGN★A★RAMA
WHERE THE WORLD GOES FOR SIGNS
2162 Silas Deane Hwy., Rocky Hill, CT 06067
phone: 860-529-5564 fax: 860-529-4438
rbkoss@signarama-rockyhill.com / info@signarama-rockyhill.com

This drawing contains original design elements created by Sign A Rama of Rocky Hill, CT and is subject to all the applicable copyright laws. This drawing is the property of Sign A Rama, Rocky Hill and is intended for your review an approval purposes only. It is not to be reproduced, copied, faxed, e-mailed, or exhibited in any fashion or shown to anyone outside your organization without the expressed consent of Sign A Rama, Rocky Hill.

STAFF REPORT
Free-Standing Sign for Saputo Dairy Foods USA

September 6, 2013

Petition #40-13:
Special Exception (Section 6.2.4: Free-standing Business Sign)
100 Milk Lane (Saputo Dairy Foods USA)
Sign-a-rama, applicant

Description of Petition #40-13:

This local business would like to install a free-standing on Milk Lane in front of their business. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

No issues or concerns were raised during the public hearing on August 28, 2013.

There will be a Draft Suggest Motion for the TPZ's use at the September 11, 2013 meeting. I do not expect it to contain any special conditions.

cc:
Signarama
file

Petition # 46-13

TOWN OF NEWINGTON

ck# 0999

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

RECEIVED
AUG - 7 2013
PLANNING DEPT.

LOCATION OF PROPERTY: 1125 Willard Ave **ZONE:** _____

APPLICANT: John Parkos P&P TELEPHONE: 401-327-5200

ADDRESS: 1125 Willard Ave EMAIL: Pizzaandpies@yahoo.com

CONTACT PERSON: John Parkos TELEPHONE: _____

ADDRESS: 7223 Town Place, Phidd, Ct EMAIL: JParkosJr@yahoo.com

OWNER OF RECORD: John Parkos

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 3.11.6 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- o Site Plan Approval or Modification

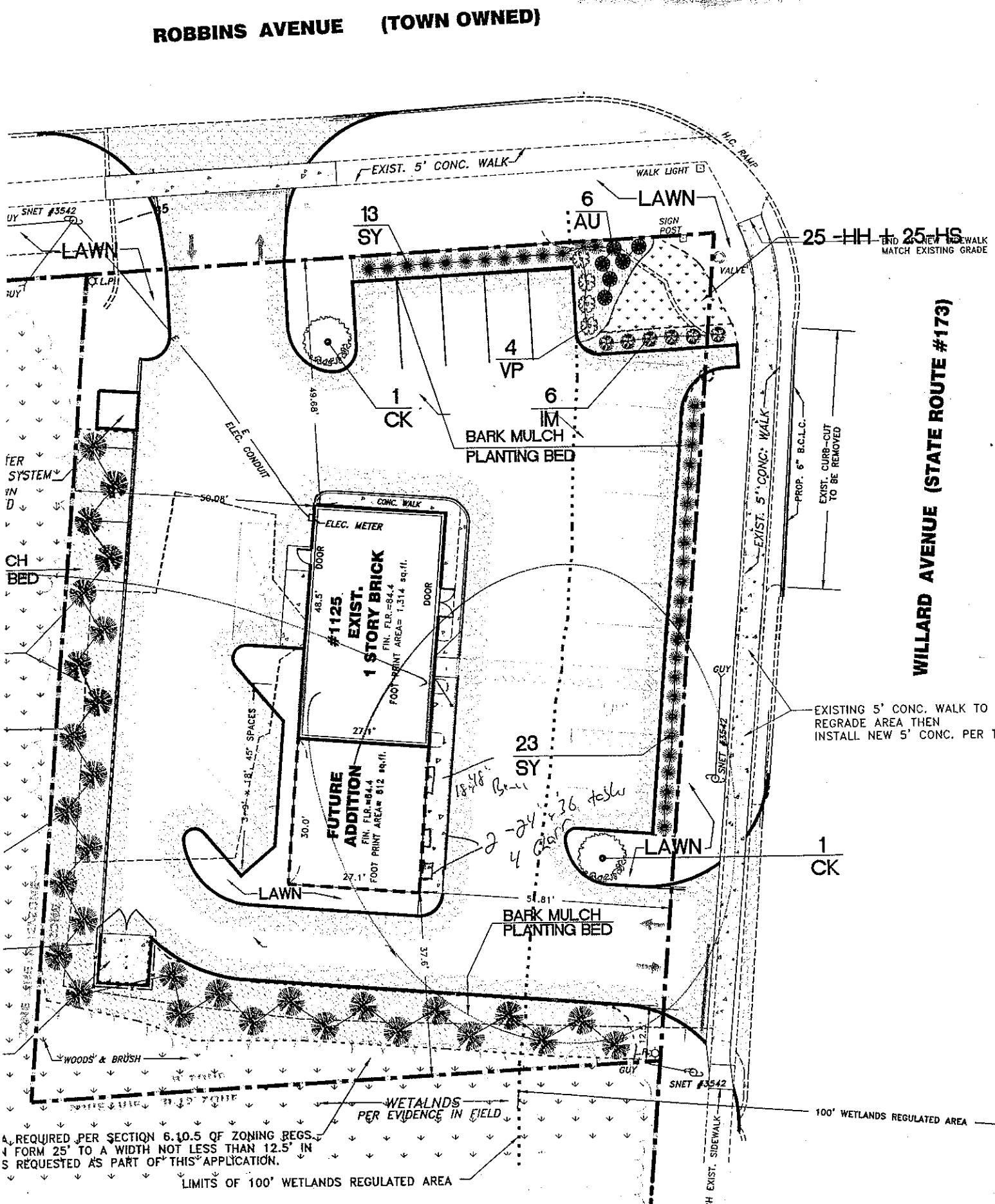
Other (describe in detail, or attach): Outside Seats for Waiting and in case they want to eat

SIGNATURE:

[signature]	7-29-13	[signature]	7-29-13
APPLICANT	DATE	OWNER	DATE

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

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


ROBBINS AVENUE (TOWN OWNED)
WILLARD AVENUE (STATE ROUTE #173)
EXIST. 5' CONC. WALK
WALK LIGHT
H.C. RAMP
SNET #3542
LAWN
13
SY
6
AU
SIGN POST
VALVE
25 -HH + 25-HS
END OF NEW SIDEWALK MATCH EXISTING GRADE
4
VP
1
CK
6
IM
BARK MULCH PLANTING BED
ELEC. CONDUIT
49.68'
50.08'
CONC. WALK
ELEC. METER
DOOR
48.5'
#1125 EXIST. 1 STORY BRICK
FIN. FLR.=84.4
FOOT PRINT AREA= 1,314 sq.ft.
27.1'
FUTURE ADDITION
FIN. FLR.=84.4
FOOT PRINT AREA= 612 sq.ft.
30.0'
27.1'
3-9' x 18' 45° SPACES
23
SY
LAWN
1
CK
51.81'
BARK MULCH PLANTING BED
37.6'
EXIST. 5' CONC. WALK
PROP. 6" B.C.L.C.
EXIST. CURB-CUT TO BE REMOVED
GUY
SNET #3542
EXISTING 5' CONC. WALK TO BE RE
REGRADE AREA THEN
INSTALL NEW 5' CONC. PER TOWN
WOODS & BRUSH
WETALNDS PER EVIDENCE IN FIELD
100' WETLANDS REGULATED AREA
A REQUIRED PER SECTION 6.10.5 OF ZONING REGS.
N FORM 25' TO A WIDTH NOT LESS THAN 12.5' IN
S REQUESTED AS PART OF THIS APPLICATION.
LIMITS OF 100' WETLANDS REGULATED AREA
H EXIST. SIDEWALK

STAFF REPORT
Outdoor Seating for "Pizza and Pies"

September 6, 2013

Petition #46-13:
TPZ Approval of Outside Restaurant Seating
1125 Willard Avenue ("Pizza and Pies")
John Parkos, owner/applicant

Description of Petition #46-13:

The owner of this new restaurant would like to provide outside seating on the sidewalk in front of the building. This is allowed per Section 3.11.6: "Restaurants may offer outside temporary seasonal seating areas when approved by the Commission (effective 12-01-01)."

Staff Comments:

During the public hearing on August 28, 2013 the issue of the furniture itself came up. The applicant acknowledged that the chairs and table currently on the sidewalk are not intended for outdoor use. If approved, they will be replaced by a bench 18" deep, and two 24" x 24" tables with three chairs each designed for outdoor use. He said he was holding off on purchasing outdoor furniture in case his application was denied, and if approved, will probably purchase it next spring. I sent him an email earlier this week recommending he remove the existing furniture until the TPZ has actually approved it.

During my review of the site plan sketch I considered suggesting the applicant install railing such as the TPZ has required at some (but not all) other outdoor restaurant seating. I decided not to, based on the low level of traffic at this location. There are no parking spaces adjacent to this sidewalk, so tire stops are also not called for.

There is a technical issue with the application that has come to my attention and been forwarded to the applicant to address. Namely, he incorrectly identified himself as the owner of the property. I sent him a revised application earlier this week and directed him to get the owner's signature on it. I don't believe this is a serious enough defect to hold up approval, so long as it is a condition of approval. I will do so in the Draft Suggested Motion that will be provided at the meeting.

The Draft Suggested Motion will also address the use of suitable furniture.

cc:
Applicant
file

Petition # 50-13

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 100 MILK LANE **ZONE:** I

APPLICANT: KOHLER MIX SPECIALTIES, RAJU BANGALORE TELEPHONE: (860) 666-1511 x33701

ADDRESS: 100 MILK LA, NEWINGTON, CT 06111-2242 EMAIL: raju.bangalore@saputo.com

CONTACT PERSON: RAJU BANGALORE TELEPHONE: _____

ADDRESS: SAME AS ABOVE EMAIL: _____

OWNER OF RECORD: CATAMOUNT NEWINGTON 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): _____

RECEIVED AUG 19 2013 PLANNING DEPT.

SIGNATURE:

APPLICANT	DATE	OWNER	DATE
[signature]	8/19/2013	SEE ATTACHED LETTER	

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:
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DESCRIPTION OF PROPOSAL

Kohler Mix Specialties is an industrial complex located on a 26.3 acre lot bound to the west by Fenn Road and to the east by the former railroad right of way that is being re-developed into the CT Fastrak bus way. A brook flows through the lot cutting it approximately in half with the Kohler plant on the eastern side of the brook. The brook flows off the lot to the east, through a culvert under the railroad right of way, CT Fastrak, and then into Piper Brook.

The scale measures 12'-0" x 70'-2" and will be supported on a "floating" slab in a 1'-6" deep three sided concrete pit. There will be two 12'-0" x 10'-0" concrete slabs installed, one at each end of the scale, as well as a bituminous concrete paved approach which has an area of about 720 square feet.

The location of the scale was chosen because of its proximity to the receiving bays, its proximity to the entrance road and it would allow future expansion of the plant if needed. The proposed work is in an area that has been previously disturbed.

Kohler received an approval from the Newington Conservation Commission (Application Number 2013-08AA) on July 3, 2013.

STAFF REPORT
Modification to Approved Site Plan at 100 Milk Lane

September 6, 2013

Petition #50-13:
Modification to Approved Site Plan
100 Milk Lane ("Kohler Mix Specialties")
Kohler Mix Specialties, applicant

Description of Petition #50-13:

The tenants of this industrial building want to install a new truck scale. The spot they have chosen is currently landscaped with grass and trees, so it requires formal TPZ site plan approval.

Town Planner Comments:

I have no issues with this request. There will be a Draft Suggested Motion for TPZ's use at the meeting.

cc:
file