



TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
Wednesday, September 28, 2016

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

7:00 p.m.

A G E N D A

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL AND SEATING OF ALTERNATES**
- III. APPROVAL OF AGENDA**
- IV. PUBLIC PARTICIPATION** (for items not listed on the Agenda; speakers limited to 2 minutes)
- V. REMARKS BY COMMISSIONERS**
- VI. PUBLIC HEARING**
 - a. Petition #39-16: Special Permit (Section 6.2.4: Free-Standing Business Sign) at 800 N. Mountain Road. St. Thomas Indian Orthodox Church, owner/applicant; Anoop Mathew, 11 Welles Lane, South Windsor CT, contact.
 - b. Petition #40-16: Show Cause Hearing to Revoke Special Permit #03-04 at 174 Francis Avenue. American Muscle Inc., permittee.
- VII. APPROVAL OF MINUTES**
 - a. Regular Meeting of September 14, 2016
- VIII. NEW BUSINESS**
 - a. Petition #30-16: Zoning Text Amendment (Section 3.19B: Newington Junction TOD Overlay District). Town Plan and Zoning Commission, applicant.
 - b. Discuss Possible Revisions to Section 6.2: Signs

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2016 SEP 22 AM 10:51

Tracey M. Alvarez, Asst

IX. OLD BUSINESS

- a. Petition #38-16: Special Permit (Section 6.2.4: Free-Standing Business Signs) at 2288 Berlin Turnpike and Prospect Street. Parth Patel, owner; Hartford Sign & Design, applicant; Darin Senna, 328 Governor Street, East Hartford CT, contact.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

- a. Petition #41-16: Special Permit (Section 6.2.4: Free-Standing Business Signs) at 2545 Berlin Turnpike (Artisan Vapors). George Emerson, owner; Image 360/Signs Now, applicant; Randy Hamilton, 2434 Berlin Turnpike, Newington CT, contact.

XI. TOWN PLANNER REPORT

- a. Town Planner Report for September 28, 2016

XII. COMMUNICATIONS

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

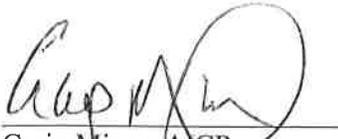
XIII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIV. REMARKS BY COMMISSIONERS

XV. CLOSING REMARKS BY THE CHAIRMAN

XVI. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP *CM*
Date: September 21, 2016
Re: **Petition #39-16: Special Permit (Section 6.2.4: Free-Standing Business Sign) at 800 North Mountain Road. St. Thomas Indian Orthodox Church, owner/applicant; Anoop Mathew, 11 Welles Lane, South Windsor CT, contact.**

Description of Petition #39-16:

The applicants would like install a two-sided free-standing sign at the entrance to their new church at 800 North Mountain Road. Section 6.2.4 allows the installation of one free-standing sign on a parcel in any non-residential zone.

Staff Comments:

Per Section 6.2.4 a free-standing sign may not exceed 18' in height, with an area of not more than 150 square feet per side. The proposed sign will be 5.5' tall and 23 square feet per side, for a total area of 46 square feet.

A free-standing sign counts against the total amount of signage that a commercial building is allowed, which is 1 square foot of total signage for every linear foot of building wall facing the street. This building is 52.5' wide. If this application is approved, the applicants will have 6.5 square feet of allowable signage for a wall sign, if desired.

cc:
file



CK# 1150

Petition # 39-16

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 800 N. Mountain Rd. ZONE: F

APPLICANT: St. Thomas Indian Orthodox Church TELEPHONE:

ADDRESS: 800 N Mountain Rd Newington CT EMAIL:

CONTACT PERSON: Anoop Mathew TELEPHONE: 860-534-0747

ADDRESS: 11 Welles Lane, S. Windsor, CT 06074 EMAIL: anoop-mathew@hotmail.com

OWNER OF RECORD: St. Thomas Indian Orthodox Church

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

- Zoning Map Change from the Zone 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 (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
Resubdivision (Public Hearing required). (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
[X] Special Exception per Section 62.4 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
Site Plan Approval or Site Plan Modification (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
Other (describe in detail, or attach):

SIGNATURE:

Signature boxes for Applicant and Property Owner with dates 8/2/2016.

INCOMPLETE APPLICATIONS WILL NOT BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES, BUT IS NOT LIMITED TO: APPLICATION FORM; APPLICATION FEE; SITE PLANS (IF APPROPRIATE) SHOWING LID; WATERSHED ANALYSIS (FOR SITE PLANS); NARRATIVE DESCRIPTION (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.

Explanation of the Proposed Activity

The St. Thomas Indian Orthodox Church is requesting permission to place a free standing double sided sign at the entrance of the property at 800 North Mountain Road. Though not immediately planned, at some time in the future the sign may be illuminated with ground lighting.

The dimensions of the sign are approximately 6'x 4' raised 18" above ground with a total square footage of approximately 20 sq. ft per side or 40 sq. ft. total. The building has linear frontage of 50 feet. Detailed drawings of the sign are attached.

The sign will be placed approximately 14.5' from street curb (1' from the street right of way line) and 8' from driveway.

NORTH MOUNTAIN RD

LIMIT OF PROPOSED PERMANENT ACCESS

Street Right of Way
Approx. 13.5'

Approximate Street Line
42.67m± (140.0'±d)

6.0m± (20'±)

1.4m±

1.720

19.0

Location of sign
1' from street line
14.5' from curb
8' from driveway

BIT LOT

LIMIT OF PROPOSED PERMANENT ACCESS

35.0m± (115'±)

159°21'29"

+702.022

1.700

BUILDING
800

52.5

4m (13.12')

17.0m± (56'±)

54.0m± (177'±)
NO2°51'11"W

+685.022

159°21'29"

CLEAN PIPE

4m (13.12')

OLD

HN A.
RAINAGE

FOR
S.N.E.T.

VT FOR
CNG

VT
OR
727

76.20m± (250.0'±d)
Approximate Property Line

BCL C

LIMIT OF PROPOSED D.R.O.W.

22.3m± (73'±)

4m (13.12')

4m (13.12')

15°28'37"E

3mm RCP

Baseline

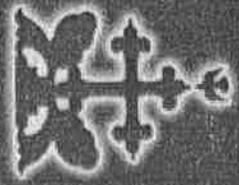
ANGLE PT.
STA: 1+636.055
N 251123.000

72 in

48 in

18 in

800



ST. THOMAS INDIAN ORTHODOX CHURCH

860-631-PRAY

EVENING PRAYER:
SATURDAY 6:30PM

HOLY EUCHARIST:
SUNDAY 8:30AM

SIGN IS NON-ILLUMINATED

FACE: 3/4" PVC W/GRAPHICS ON 2 SIDES BURGUNDY IN COLOR

POSTS: 2-4" x 4" x 8' PRESSURE TREATED W/WHITE VINYL SLEEVE & POST CAP

DIRECT BURIAL - 36" IN GROUND

GROUND LEVEL

40 in

6 in

COMP-U-SIGNS

QUALITY CUSTOM SIGNAGE

SINCE 1985

Phone 860-747-1985 • 860-747-5891 fax
105 EAST MAIN STREET PLAINVILLE, CT



TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Tanya D. Lane
Town Manager

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP *cmj*
Date: September 21, 2016
Re: **Petition #40-16: Show Cause Hearing to Revoke Special Permit #03-04 at 174 Francis Avenue. American Muscle Inc., permittee.**

Description of Petition #40-16:

American Muscle, Inc. has been in violation of Special Permit #03-04 in numerous and substantial ways, over a long period of time. This public hearing has been scheduled to give the permittees the opportunity to "show cause" as to why Special Permit #03-04 should not be revoked.

Staff Comments:

The following is a list of violations to Special Permit #03-04 currently being conducted by American Muscle, Inc.:

1. The permittee is dismantling motor vehicles outside the buildings identified on the site plan, in violation of Requirement #3 of Special Permit #03-04.
2. The number of inoperable motor vehicles (approximately 89) stored outside the buildings exceeds the maximum allowable number of two, in violation of Requirement #4 of Special Permit #03-04.
3. The permittee is storing used or discarded parts of motor vehicles outside of the two parking spaces designated as "inoperable vehicles/parts" on the site plan, in violation of Requirement #4 of Special Permit #03-04.
4. The sum of inoperable motor vehicles and used parts or materials stored outside of enclosed buildings exceeds two tons, in violation of Requirement #4 of Special Permit #03-04.
5. The permittee is servicing motor vehicles outside of the concrete block building shown on the site plan, in violation of Requirement #5 of Special Permit #03-04 which refers to Condition of Approval #4 of Special Permit #42-03.

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6. The permittee is parking or displaying vehicles within the front yard of the property which is described as the area 25' in from the fence, in violation of Requirement #5 of Special Permit #03-04 which refers to Condition of Approval #5 of Special Permit #42-03.
7. The permittee is or has within the past month parked vehicles in the Francis Avenue Right-of-Way, in violation of Requirement #6 of Special Permit #03-04 which refers to Condition of Approval #4 of Special Permit #42-03.
8. The permittee has not posted the front of the property "no parking", in violation of Requirement #6 of Special Permit #03-04 which refers to Condition of Approval #4 of Special Permit #42-03.

A copy of the site plan that was submitted in connection with Special Permit #03-04 and is referenced in the permit is attached.

cc:
file



TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Paul J. Fetherston
Town Manager

Edmund J. Meehan
Town Planner

Certified Mail No. 7160 3901 9842 6982 6193

CERTIFICATE OF ACTION

TO: Attorney Robert A. Randich
Wakim, Merlin & Randich, LLP
99 East River Drive
East Hartford, CT 06108

DATE: April 30, 2004

SUBJECT: Petition 03-04 174 Francis Avenue, American Muscle, Inc. applicant, 174 Francis Avenue LLC owner, represented by Attorney Robert A. Randich, Wakim, Merlin & Randich, LLP, 99 East River Drive, East Hartford, CT 06108, request for amendment of Petition 42-03, approved December 10, 2003. I Zone District. Public Hearing closed March 10, 2004. Sixty five day decision period ends May 14, 2004.

At a meeting held April 28, 2004 the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION subject to the following requirements:

1. Condition Number 1 of Petition 42-03 is modified as follows: The use of this property shall be limited to a used car dealership where vehicles are stored, repaired and evaluated prior to resale in accordance with terms of this approval. Sales of cars to the general public shall be limited to those cars occupying the five (5) spaces marked as "display spaces" as shown on the site plan entitled "174 Francis Avenue, sheet 2 of 2 Scale 1" = 20', dated September 14, 2000", approved by the Newington TPZ, Petition 53-2000, November 20, 2000.
2. Condition Number 2 of Petition 42-03 Delete the word "wholesale" from the condition.
3. Condition Number 3 of Petition 42-03 is modified as follows: No auto bodywork, dismantling of vehicles, repainting of vehicles or storage of vehicle parts, other than inside the two enclosed buildings identified in yellow on the Site Plan, is permitted at this location.
4. Condition (C) 1 of Petition 42-03 is modified as follows: The maximum number of operable vehicles allowed to be outside of enclosed buildings at this property at any one time shall be 46 and shall only be located in those spaces as shown on the approved Site Plan, which provides three (3) spaces for customer parking, five (5) display spaces for retail sales and thirty-eight (38) spaces for storage of operable vehicles available for wholesale.

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This approval is not for a "motor vehicle recycler's business" or "motor vehicle recycler's yard" as defined under Connecticut statutes, therefore less than two (2) inoperable motor vehicles which are defined as vehicles that are no longer intended or are in condition for legal use on the public highways shall be stored outside of enclosed buildings at this property and such inoperable vehicles are required to be stored only in the two spaces designated as "Inoperable Vehicles/Parts" on the Site Plan. The storage, outside of enclosed buildings at this property, of used parts of motor vehicles or discarded parts of motor vehicles or second hand materials which has been a part, or was intended to be a part, of any motor vehicle, is required to be only in the two spaces designated as "Inoperable Vehicles/Parts" on the Site Plan, and, the sum of inoperable vehicles and used parts or materials stored outside of enclosed buildings at this property shall be in bulk less than two tons.

5. All other conditions of Petition 42-03 shall remain in effect and are not amended by this action.

Certified by:



Edmund J. Meehan
Town Planner

This Special Exception will not become effective until this Certificate of Action is filed by the applicant on the Land Records of the Town of Newington.



TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Paul J. Fetherston
Town Manager

Edmund J. Meehan
Town Planner

Certified Mail No. 7160 3901 9842 1898 4103

CERTIFICATE OF ACTION

TO: Mr. Matthew Kriedel
174 Francis Avenue
Newington, CT 06111

DATE: December 11, 2003

SUBJECT: Petition 42-03 American Muscle, Inc., 174 Francis Avenue, applicant, 174 Francis Avenue, LLC owner represented by Matthew Kriedel, 174 Francis Avenue, Newington, CT 06111 request renewal of Special Permit Petition 52-2000 issued November 20, 2000. Public hearing closed November 12, 2003. Sixty-five day decision period ends January 16, 2004.

At a meeting held December 10, 2003 the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION subject to the following conditions (amended language in bold):

1. The use of this property shall be limited to a wholesale auto dealer where **operable** vehicles are stored and evaluated prior to resale to a wholesale dealer or auto auction.
2. No auto repair services to the general public will be permitted at this location. Only service work necessary to prepare a vehicle owned by the wholesale business for resale shall be permitted.
3. No auto bodywork, the dismantling of vehicles, repainting or storage of vehicle parts is permitted at this location.
4. All service to vehicles shall be done inside the work shop area of the concrete block building as shown on site plan entitled "Proposed Improvements 174 Francis Avenue, Newington, Connecticut, September 12, 2000, scale 1"=20', sheet 2 of 2. This service area shall not be used until approval is granted by the Newington Building Department and Fire Marshal's office.
5. No vehicle parking or vehicle display shall be permitted within the front yard of the property. The front yard is a distance of 25' within the fence enclosure along Francis Avenue Right of Way.

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6. No vehicles shall be permitted to park in the Francis Avenue right of way. The applicant shall post this frontage for "no parking".
7. The use and occupancy of 174 Francis Avenue by an additional tenant shall be submitted to the Town Planner for a determination of compliance with the Zoning Regulation and the need for Commission approval.
10. All disposal of waste oil and other waste fluids from vehicles shall be in accordance with the Connecticut Department of Environmental standards.

B) The following original conditions of the Commission's Certificate of Action, dated November 21, 2000, are amended, the Commission finding that these changes are administrative items which do not substantially alter the use of 174 Francis Avenue for a wholesale auto dealer's operations:

8. The grant of this Special Permit is limited to the applicant and is not transferable without the prior approval of the Commission.

The change of corporation name to American Muscle, Inc. is granted.

9. Pursuant to the provisions of Section 5.2.9 of the Zoning Regulations a one (1) year time limit is granted for this auto related Special Permit. This one (1) year period shall commence upon the issuance of the Certificate of Use and Occupancy. It shall be the applicant's responsibility to request renewal of this permit prior to the expiration of the one (1) year period.

This condition is deleted.

C) The following conditions are intended to clarify the Special Permit for wholesale auto dealer use of 174 Francis Avenue:

1. The number of vehicles at this property shall be three (3) spaces for customer parking and five (5) display spaces as shown on the site plan entitled, "174 Francis Avenue, sheet 2 of 2, Scale 1" = 20', dated September 14, 2000", approved by the Newington TPZ, Petition 53-2000, November 20, 2000. The number of operable vehicles that may be stored at this site at any one time for wholesale trade shall not exceed twenty (20).

Certified by:


Edmund J. Meehan
Town Planner

This Special Exception will not become effective until this Certificate of Action is filed by the applicant on the Land Records of the Town of Newington.

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Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP *CM*
Date: September 21, 2016
Subject: Petition #30-16: Newington Junction TOD Overlay District Text Amendment and Map Amendment (New Section 3.19B). TPZ, applicant/contact.

Summary:

The Newington Junction TOD Overlay District regulation will allow smaller scale, pedestrian-oriented, mixed-use development within walking distance of the CTfastrak station. The regulation is based on the Cedar Street Station TOD Overlay District regulation adopted earlier this year by TPZ, but it reflects the very different character of the Newington Junction neighborhood.

Comments:

A public hearing was held on the proposed amendment over the course of three TPZ meetings in July, August, and September. Sixteen different people spoke. Most of them were opposed to the proposal, and some were neutral but concerned. Only one person was unreservedly in favor. The objections were mostly over increased traffic, noise, and a loss of residential character, but there were other concerns, such as impact on existing businesses elsewhere in town.

While it was stated during the hearing that the TPZ is not at this time considering any specific boundaries, most of the objections were from homeowners in the area. At the final hearing I suggested excluding all residentially-zoned areas except for the handful of houses on the east side of Willard Avenue. This wouldn't prevent traffic from impacting Francis Avenue, but it would address residents' concern about noise and the loss of residential character on their street. I don't think that mollified anybody.

There are two components to the Newington Junction "transit node": the CTfastrak stop on Willard Avenue, and the proposed Amtrak passenger rail platform on Francis Avenue which is projected to open possibly as early as 2018. I am an advocate for TOD zoning that would take advantage of the CTfastrak stop, but the Willard Avenue neighborhood does not appear to be receptive to it (at least, not the citizens who came to the hearings). The proposed Amtrak platform will be in an industrial zone and it will lead to the redevelopment of under-utilized parcels on Day Street, but this is several years away. Given the antipathy of many local residents to TOD in this area, it might be prudent for TPZ to put this proposal on the back burner until development pressure brings it back to the front. The redevelopment of Day Street could be achieved through other initiatives.

cc:
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Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: September 7, 2016
Re: **Section 6.2: Sign Regulations**

Background:

Updating and revising the Sign Regulations has been a goal of the TPZ for several years. Now that other zoning amendment initiatives are behind us, Chairman Aieta has suggested it be taken up again.

Staff Comments:

This section was not included when TPZ did the zoning regulations tune-up last year because there were too many areas that are complicated or controversial. To further complicate matters there was a recent U. S. Supreme Court decision that severely restricts how towns are allowed to regulate signage.

There are six sections to the Sign Regulations. Here are some basic comments; I will have more comments depending on which items the TPZ wants to change.

1. General: This section is a hodge-podge of do's, don'ts, one-off regulations that are too short to warrant their own section, and the temporary sign rules (which is longer than some sections). This section should be replaced with a statement of intent and any basic standards that apply to all signage, and the existing regulations placed in a more logical section.
2. Residential Signs: I have no comments on this section at this time.
3. Non-Residential Wall Mounted Business Signs: This section contains three parts: Business Signs; Industrial Signs; and Public Land Zone Signs. The Business Signs section is fairly straightforward and contains the rule that says buildings on the Berlin Turnpike are eligible for double the normal amount of signage, and additional signage if the side wall contains an entrance. Given the high rate of speed on the Berlin Turnpike I think it's reasonable to give merchants on the Berlin Turnpike more signage than elsewhere in town, but we can certainly discuss this.

4. Free Standing Business Signs: This is the zoning regulation that generates the most business for TPZ. TPZ commissioners who have been on the board for a while have heard me say that too many things in Newington require a special permit, and this is one of them. Why is it okay for wall signage to be approved by the staff, but free-standing signs need a public hearing and possibly special conditions of approval?
5. Directory Signs: In the four years I've been here this regulation has been used once. It could probably also be down-graded from special permit to as-of-right.
6. Maintenance: This is an interesting regulation. I don't think the zoning regulations specifically require any other structure to be "maintained in a safe condition".

cc:
file

Section 6.2 Signs

6.2.1 General:

- A. No billboards are permitted and are non conforming uses that shall be removed and not replaced. (Effective 12-01-01)
- B. No advertising signage is permitted which does not refer to a business or activity located on the same premises. Merchandise and/or products displayed for sale are considered signage under this section except as permitted in 6.2.1 (F).
- C. No signs shall be located above the parapet or roof peak.
- D. The placement and erection of any signs shall require a zoning permit and a building permit, except that directional signs not exceeding 3 square feet in area per side may be located within the street right of way without zoning or building permits upon the approval of the Town's Traffic authority.
- E. As defined in Section 9, a sign which has intermittent internal illumination by mechanical or digital controls that produce an illusion of movements such as, but not limited to, flashing, running, rotating, video graphics, change in color and brightness or scrolling advertisement message shall not be permitted except: (Effective 6-8-2011)
 - 1) Time and/or temperature sign by means of intermittent lighting, provided that the largest dimension of such a sign does not exceed 6 square feet. (Effective 6-8-2011)
 - 2) Fuel product price sign that is digitally controlled and a component of the business's free standing sign provided that each product per gallon price size does not exceed 1 foot high by 3 feet wide and does not move, flash, run, scroll, rotate or change color or brightness. Digitally controlled product price sign shall not be permitted in the Business Town Center District (B-TC) and the Business District (B) zones. (Effective 6-8-2011)
- F. Temporary permit for a sign advertising a real estate development may be issued for a six month period and may be renewed for a additional six month periods.

Temporary permits for signs advertising a special event may be issued by the Zoning Enforcement Officer for not more than twenty-five (25) consecutive days per calendar year upon approval of a zoning permit prior to placement. A Building Permit shall not be required for special event signs and only the zoning permit fee shall be charged. (Effective 6-8-2011)

A new business coming to Newington for the first time or an existing business relocating or expanding within Newington may request an additional twenty (20) days of promotional advertising days. (Effective 6-8-2011)
Temporary signs shall only be displayed on the property of the business advertising the sales and/or event and cannot be placed in the State or Town street right of way.

Temporary signs shall not be lighted, flashing, digital or rotating, and may be denied if determined by the Zoning Officer to be a hazard to the public.

Temporary signs may be pennants, streamers or banners attached to the building promoting the sale event and ground signs, not to exceed two, not higher than 10 feet and larger than 50 square feet per side. Not more than one ground mounted cold air inflatable sign, not to exceed 18 feet in height is permitted. No roof mounted sign or cold air inflatable tethered to the roof are permitted. (Effective 4-6-2011)

- G. No illuminated sign shall be lighted or placed so as to provide glare or blinding effects upon automotive traffic or adjoining residential zones, no shall such sign diminish or detract from the effectiveness of any traffic signal.

6.2.2 Residential Signs:

In residential zones, the following signs are only permitted on a lot:

- A. One sign not over one square foot in area, giving the name of the occupant of the premises.
- B. Not more than 2 "for sale" or "for rent" signs not over 6 square feet in area and located at least 10 feet from the lot line.
- C. One bulletin board on church or school property not over 36 square feet in area and located at least 10 feet from the front lot line.
- D. Building contractors signs on buildings under construction limited to a total area for all such signs of 60 square feet or temporary on site ground sign not over 6 square feet in area. All such signs must be removed within 5 days after the completion of the building.
- E. For a residential development approved by Special Exception Section 3.7 a monument sign not more than 75 square feet in area on one side, nor more than 150 square feet in area on both sides and located within the building setback lines shall require Special Exception Approval of the Commission. (Effective 8-15-07).

6.2.3 Non-Residential Wall Mounted Business Signs:

A. Business Signs

The following signs only are permitted on a lot:

- 1 All signs permitted in residential zones.
- 2 Business signs provided that the gross area of all such signs be less than 1 square foot for each linear foot of building frontage. Building frontage shall mean the side of the building with a public entrance facing the abutting public street. (Effective 8-15-07)
- 3 Business signs on buildings fronting on the Berlin Turnpike are permitted up to 2 square feet for each linear foot of building frontage on the Berlin Turnpike and 1 square foot for each linear foot of building side perpendicular to the Berlin Turnpike used for business with a public entrance. Total sign area displayed on the building frontage shall not exceed 2 square feet for each linear foot of building frontage.

- 4 Business signs on buildings, located within the B-TC District that have deeded land to the Municipal Parking Lot are permitted 1 square foot of sign area for each linear foot of building frontage on a public street and on the municipal lot provided that not more than 50 percent of the total gross sign area is displayed on the building walls fronting on the public street.
- 5 Business signs on buildings located on corner lots shall not exceed 1 square foot for each linear foot of building frontage on the intersecting public streets, except buildings on the Berlin Turnpike may increase sign area as set forth in Section 6.2.A.3.
- 6 Business signs on buildings which provide off- street parking behind the building and provide public access from such off-street parking are permitted an additional .75 square feet of sign area for each linear foot of building frontage provided that this additional signage shall be displayed only on the rear building walls.
- 7 All business signs on structures containing two (2) or more commercial uses or business office uses shall be of uniform size, dimension, composition and location of horizontal sign ban. No roof mounted signs are permitted. All signs must attach to a wall within a uniform sign band. (Effective 12-01-01)

B. Industrial Signs

The following signs only are permitted:

- 1 Any sign permitted in residence or business zones.
- 2 Signs provided that the gross area of all signs be not more than one square foot for each linear foot of building frontage displaying such signs, and no signs shall be larger than 900 square feet.

C. Public Land Zone Signs

In Public Land Zones the following signs only are permitted:

- 1 The sign size restriction which most closely matches the use shall be used.

6.2.4 Free Standing Business Signs:

In any non-residential zone, Free Standing Business Signs may be permitted by the commission as a special exception subject to the following conditions:

- A. The sign may not exceed 18 feet in height nor be greater than 150 square feet in area on one side nor 300 square feet on both sides. Only one (1) free standing sign may be permitted per property.

The aggregate square footage of a site's wall mounted business signs and Free Standing Business Signs shall not exceed the square footage permitted in Section 6.2.3.

Only one (1) free standing sign may be permitted per property except on corner lots under one ownership the Commission may grant a second free standing sign when it finds that the frontage length of each

intersecting street is at least 500 feet and that the distance between signs, as measured along the street right of way, is not less than 400 feet.

- B. Free standing business signs shall not be located in the right-of-way of any street. Written authorization for a sign location must be presented if the applicant is other than the owner of the proposed sign.
- C. A plan of the sign shall be presented showing size, layout, materials, color and lighting. Such design specifications shall be appropriate to the location and the general neighborhood.

6.2.5 Directory signs:

In any non-residential zone, off site directory signs may be permitted by the Commission as a special exception subject to the following conditions:

- A. The sign may not exceed 12 feet in height nor be greater than 100 square feet in area on one side nor 200 square feet on both sides.
- B. The sign shall not be located in the right-of-way of any street. Written authorization for a sign location must be presented if the applicant is other than the owner of the proposed sign.
- C. A plan of the sign shall be presented showing size, layout, materials, color and lighting. Such design specifications shall be appropriate to the location and the general neighborhood.

6.2.6 Maintenance:

All signs shall be maintained in a safe condition. The Zoning Enforcement Officer shall notify the owner of any sign which is found to be in a hazardous or unsafe condition. If repairs are not made within 60 days the Zoning Enforcement Officer may request the Building Official to order the removal of the unsafe sign. (Effective 12-01-01)

Section 9.2 Definitions

BILLBOARD: A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location that may be other than the premises on which the sign is located.

SIGN. Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

SIGN, WALL MOUNTED BUSINESS: A sign which is attached to or painted on the building and directs attention to a business, commodity, service or entertainment conducted, sold, or offered within the building where such sign is located.

SIGN, FREE STANDING BUSINESS: A sign which is located on the premises of the business, commodity, service or entertainment it advertises and is either erected on a standard or on the ground apart from the premises structures.

SIGN, MECHANICAL AND DIGITAL: A sign which has intermittent illumination by mechanical or digital controls that produce an illusion of movements such as, but not limited to flashing, running, rotating, video graphics, changes in color and brightness. All such signs are prohibited, including signs located inside windows visible to the public, except: (1) time and/or temperature sign and (2) fuel price signs that comply with the standards set forth in Section 6.2.1 (E). (Effective 6-8-2011)

SIGN, A-FRAME OR T-FRAME: A temporary sign not permanently mounted or attached to a structure or the ground.

SIGN, DIRECTIONAL: A sign which provides a notice to motorists or pedestrians directing them to the exit or entrance of a building, parking lot or public street. Directional signs shall not contain the name of the occupant or the use of the building.

SIGN, DIRECTORY: A sign which contains the listing of five (5) or more businesses or organizations elsewhere but not on the premises where such directory is located. Such directory shall state only the names of businesses or organizations and a distance, directional or street address location.

SIGNS, ADVERTISING: A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises where such a sign is located or to which it is affixed. Such signs are prohibited.



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP 
Date: September 21, 2016
Re: **Petition #38-16: Special Permit (Section 6.2.4: Free-Standing Business Sign) at 2288 Berlin Turnpike. Parth Patel, owner; Hartford Sign & Design, applicant; Darin Senna, 328 Governor Street, East Hartford CT, contact.**

Description of Petition #38-16:

The applicant would like install two free-standing signs for this new medical office building. One sign would be on the Berlin Turnpike, and the other sign would be at the site entrance on Prospect Street. Section 6.2.4 permits a free-standing sign on any street which a parcel has frontage on, and two signs for a corner lot such as this one.

Staff Comments:

I spoke with the applicant a few minutes ago. He confirmed that the STC did in fact tell them that they can only access Prospect Street from the east; right-in and right-out only. We have confirmed this independently.

However, his customer intends to go back to the STC next year and ask them to reconsider, and is confident that they will be able to persuade the STC to allow all-way access from Prospect Street. Therefore, they would like approval of the two-sided sign perpendicular to the street shown in their application. They will not put any text or advertisement on the west side of the sign unless and until the State gives them permission to allow traffic to enter from Prospect Street east-bound. The west side of the sign would be blank or have artwork only. This amount to total signage is consistent with the signage program that the applicant developed with ZEO Michael D'Amato.

cc:
file

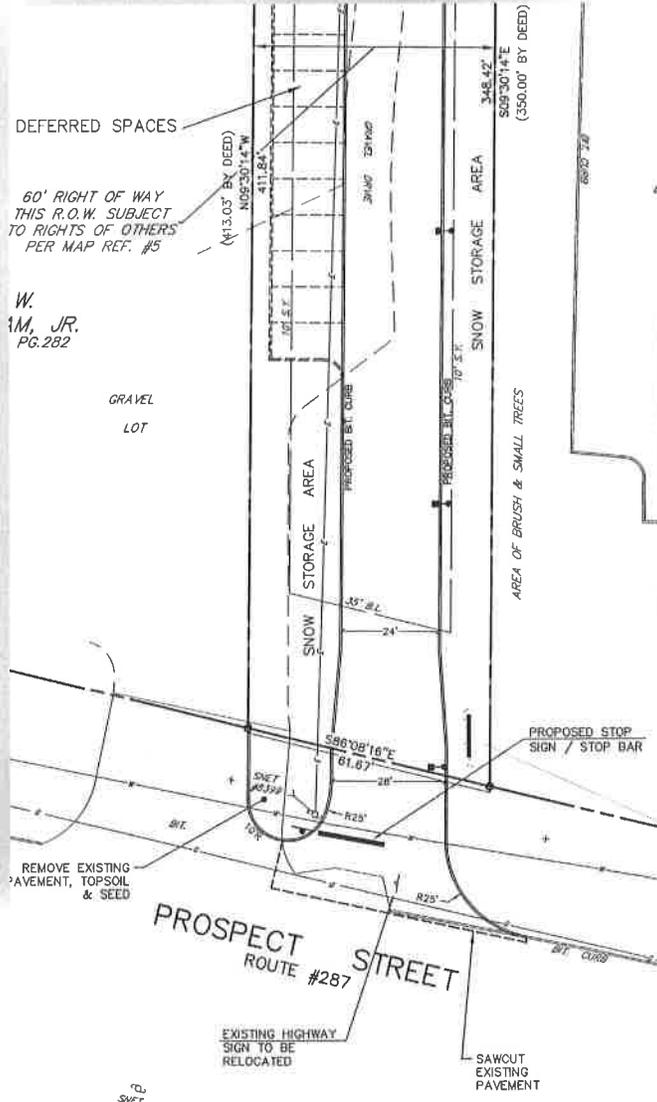
Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner@newingtonct.gov
www.newingtonct.gov

APPROVALS Date: _____
 Customer _____
 Deposit Paid _____
 Land Lord _____
 Town _____

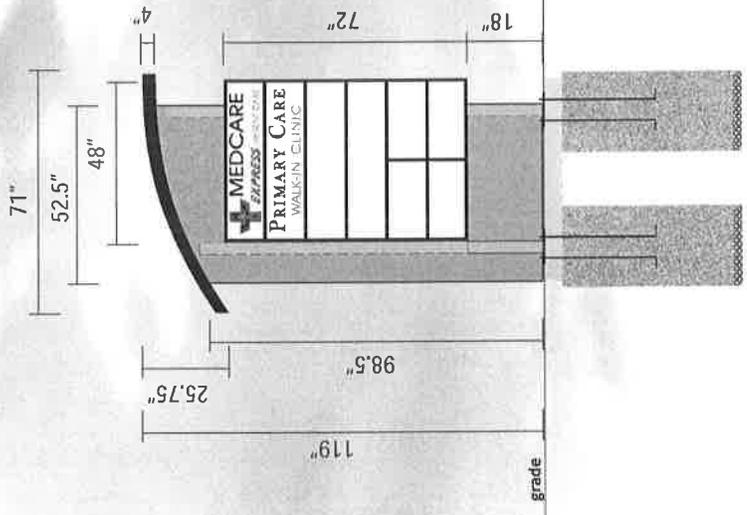


Prospect Pylon Entrance

Date _____
 Signature required to begin production _____
 Secondary pylon sign - single sided illuminated cabinet 24 s.f.



SNET #2716



CLIENT:	CONTACT:	DATE:	SPECS:
Medicare Express	Dr. Parth Patel	7-18-16	
PROJECT NAME: exterior / pylon / plot plan	WORK PHONE: 860-757-3575	START:	
PROJECT LOCATION: 2288 Berlin Tnpk. Newington, Ct.	CELL PHONE: 860-878-1093	LAST REVISION:	
CLIENT ADDRESS:	EMAIL: ppatel@fastmedicare.com	DUE:	
	FILE NAME: Medicare_express_newington_ext_pylon_plotplan_..._scl_proof_v3_HSD.ai		

U.S. REGISTERED COPYRIGHT DESIGN STAMP
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Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP *CM*
Date: September 21, 2016
Re: **Petition #41-16: Special Permit (Section 6.2.4: Free-Standing Business Sign) at 2545 Berlin Turnpike ("Artisan Vapors"). George Emerson, owner; Image 360/Signs Now, applicant; Randy Hamilton, 2434 Berlin Turnpike, Newington CT, contact.**

Description of Petition #41-16:

The applicant would like attached an additional sign onto the existing free-standing sign at this location. Section 6.2.4 permits a free-standing sign in any non-residential zone.

Staff Comments:

The existing free-standing sign is non-conforming, because it is located in what is supposed to be the "landscape only" area. It was approved back before the zoning regulations prohibited any structures in the front yard setback area on the Berlin Turnpike.

I recommend the public hearing be scheduled for the next TPZ meeting on Thursday, October 13 (moved due to the Jewish holidays).

cc:
file

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



CR# 21302

Petition # 41-16

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 2545 Berlin Tpke ZONE: B-BT

APPLICANT: Randy Hamilton TELEPHONE: _____

ADDRESS: Image360/signs Now 2434 Berlin tpke Newington, CT 06111 EMAIL: Randy@image360newington.com

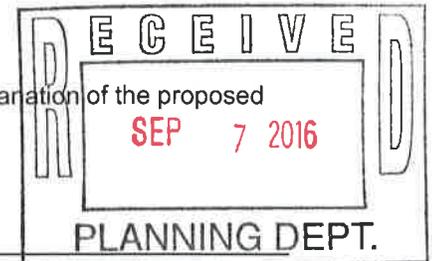
CONTACT PERSON: Randy Hamilton TELEPHONE: 860.667.8339

ADDRESS: 2434 Berlin Tpke Newington CT EMAIL: SAME cell: 860.214.5996

OWNER OF RECORD: George Emerson Geoemerson@hotmail.com

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

- Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- Subdivision
- Resubdivision (Public Hearing required).
- Special Exception per Section 6.2.4 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:

<u>Randy Hamilton</u> APPLICANT	_____ DATE	<u>See Attached Letter</u> 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.

Minor, Craig

From: Randy Hamilton <randy@image360newington.com>
Sent: Tuesday, September 20, 2016 9:27 PM
To: Minor, Craig
Cc: aminder2@hotmail.com; Swin
Subject: Artisan Vapor Petition #41-16 2545 Berlin Turnpike Special Permit Free-Standing Business Sign.

In response to your letter dated September 8th, 2016 regarding the Petition #41-16: Special Permit (Section 3.1.4: Free-Standing Business Sign) at 2545 Berlin Turnpike. George Emerson, Owner: Image360/Signs Now, applicant; Randy Hamilton, 2434 Berlin Turnpike, Newington, CT, contact.
Explanation of Proposed Activity follows.

The existing pylon sign on this property containing two buildings has only space for one tenant, Mattress Firm. Because the business Artisan Vapor can only have one building sign (channel letters facing south) and that the building is on an angle, it is very difficult for Artisan Vapor to be seen by drive by traffic, especially those heading south. The building is also set back a long way making it even more difficult to be seen. A sign audit was done and it was determined that the square footage allowed for the two buildings combined was not at the max. The original request for a sign to be added to the existing pylon was larger than the one being requested in this petition.

It is our intent to add a double sided lightbox to the existing pylon sign, directly below the Mattress Firm illuminated sign. We will use appropriate fastening hardware which will be fully detailed in drawings that will be provided when the formal sign permit application is filed. This new sign will utilize the existing pole and electricity and will be structurally sound. The new sign will be UL approved. There will still be adequate clearance below the sign. It is set back very far and is not in the sight line for southbound traffic as the parking lot entrance/exit is north of the sign location. The addition of this sign will still result in being less than the total sign square foot allowance for the entire property.

If you need additional information at this time, please don't hesitate to call me or email back and I will get this to you promptly. It is our intent to be at the TPZ hearing that hopefully will be in early to mid October. Thanks for your support of this important sign project. We hope that this additional signage will help Artisan Vapor survive this very difficult economic period.



O'Neil Plaza | 2434 Berlin Turnpike
 Newington, CT 06111
 P: 860.667.8339 | F: 860.667.4909
 www.SignsNowCT.com

PROOF PROVIDED BY
 SARAH KRAMER **GRAPHIC DESIGNER**
TO PROVIDE FEEDBACK OR APPROVAL
 DESIGN@SIGNSNOWCT.COM

PROOF DATE: 1/13/2016 **JOB #:** 20023 **PROOF REVISION:** - **HEIGHT:** 42" **WIDTH:** 120"
MATERIAL(S): - **COLOR(S):** - **SIDES:** 1 **QUANTITY:** 2

120"w



48"h

42"h

grailed - 1/13 MB
to Town (note)
& CC's Amendment Sign

A = Existing 4'H x 10'L - Sleepy's

B = Proposal 3-1/2'H x 10'L - Artisan Vapor

Existing channel letters on building = 20sf.

Proposed pylon lightbox double-sided, 3-1/2' x 10' (x2 sides) = 70sf

Total Sign S/F Proposed (including existing) = 90sf

CUSTOMER SIGNATURE

date

LEGAL NOTICE: Title to all designs and final product remains with Signs Now until paid in full. It is the responsibility of the customer to check all artwork for overall correctness including but not limited to layout, proportion, colors, spelling, grammar and missing or extra items. Approval of this sign proof assumes customer responsibility and any changes made after production has begun may result in further charges. **PROOF POLICY:** The purpose of your proof is to ensure correct spelling, correct numbers, and that colors and general layout are to your specifications. A second proof will be provided free of charge. If more than one proof revision is required additional fees may be added. Your signature authorizes Signs Now of Newington to produce the products described and intended to the right. We will not produce any items without written approval. This design is the property of Signs Now. It is submitted for your consideration in the purchase of the products, plans or visual ideas accordingly displayed. This design cannot be copied in whole or in part, stored or exhibited in any manner. Exceptions are previously copyrighted artwork supplied by client. Colors are for indication only and not a color match to any substrate, material or computer monitor, etc.

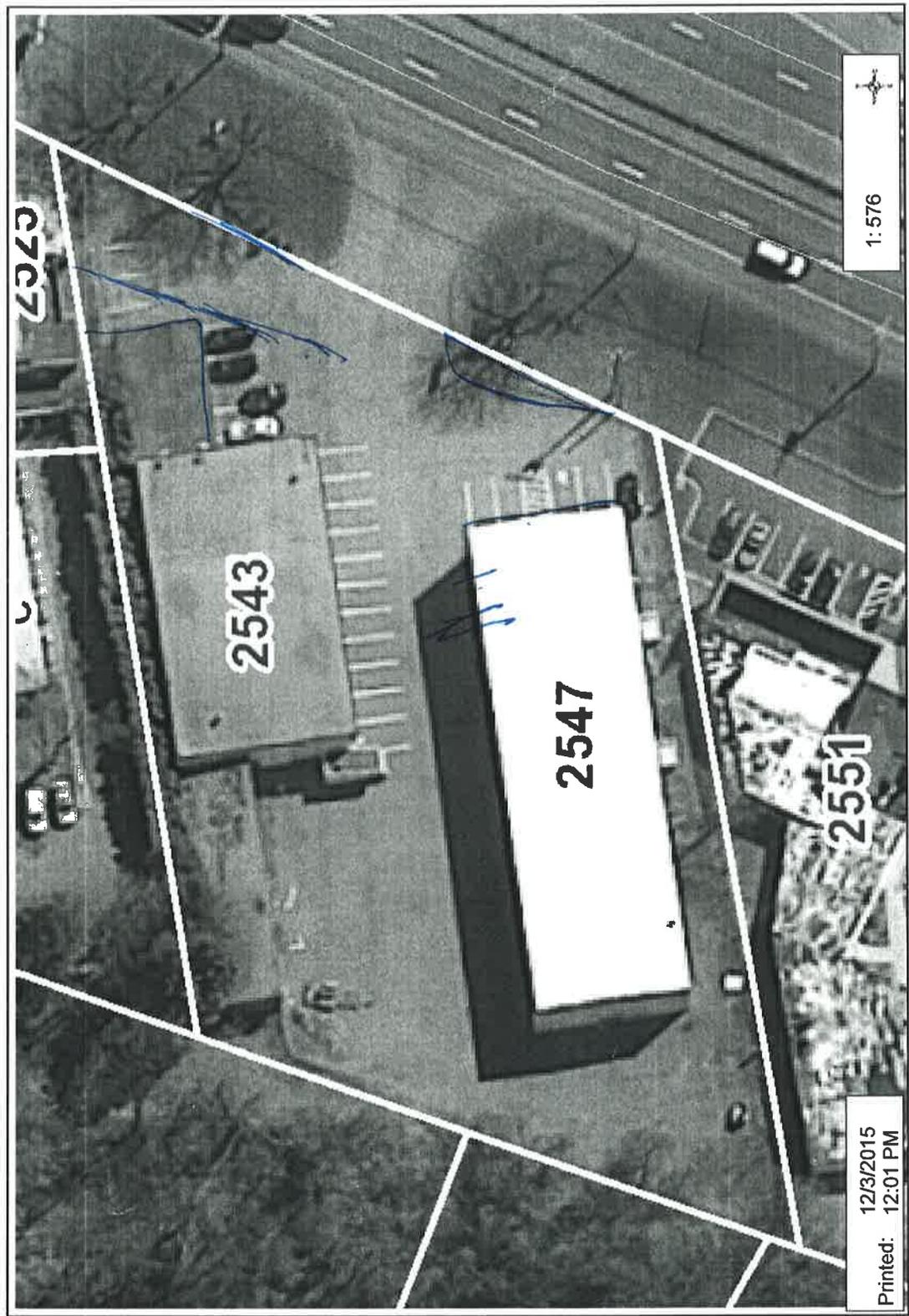
mohammedabb87@gmail.com

8018503730

mohammedabb87@gmail.com



Newington GIS Web Map



Printed: 12/3/2015 12:01 PM

96.0
48.00
0
Feet

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



Legend

- Parcel
- 2012 color aerial photo
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Notes

Notes



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP *CM*
Date: September 21, 2016
Subject: **Town Planner Report for September 28, 2016**

1. Town Council Exemption from Zoning: At the last TPZ meeting the Commission discussed the action that the Town Council took on May 26, 1970 making the Town exempt from the zoning regulations, and whether that action could be reversed. I will have a report on this topic for the Commission at the meeting on September 28.

2. Open Space Zone regulations:

At TPZ's request several meetings ago, I drafted a change to the PL Zone regulations to discourage the development of Town-owned parks and other open space. See attached. It is designed to prevent the kind of development that TPZ wants to prevent, but without making all of the existing ballfields and existing Town-owned buildings non-conforming.

As you know there is no way to prevent future Town Councils from ignoring this regulation and constructing government office buildings on park land it wants to. But if adopted, and all current park land is changed to PL zone, it would effectively prevent future Town Councils from selling any of this land, because no one would ever buy it since the PL regulation will prohibit them from developing it.

3. "Amara Amendment":

When TPZ approved Amara's request to amend the zoning regulations last year, it was the Commission's intent to approve with several modifications. Only one of those modifications was included in the Draft Motion to Approve, which was not noticed at the time. The attached proposed amendment corrects that.

cc:
file

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

basis of the highest premium per dollar principal amount of notes specified in such proposal.

Seconded by Councilman Perlini
Resolution carries.

EXEMPTION TOWN
PROPERTY FROM
ZONING
REGULATIONS

TO CONSIDER AND TAKE ACTION ON EXEMPTION OF ALL TOWN PROPERTY
FROM ZONING REGULATIONS

Councilman Seremet proposed the following resolution:

RESOLVED:

That all municipal property in the Town of Newington is hereby exempt from the regulations prescribed by the Zoning Commission. This Resolution is enacted in accordance with C. G. S., Rev. 1968, Sec. 8-2 as amended.

Seconded by Councilman Przech
Resolution carries.

CITATION FOR
LIFE-SAVING
ACTION

CITATION FOR LIFE-SAVING ACTION BY CITIZEN

Councilman Seremet proposed the following resolution:
WHEREAS: On May 16, 1970, Steve Kuney of 8 Blake Avenue, Clinton,

Connecticut, age 22, and Richard Barrett, address unknown, age 21, fell in the water at Hammock Point, Clinton, Connecticut; and

WHEREAS: Steve Kuney and Richard Barrett were in danger of losing their lives because of falling out of a canoe and into cold water; and

WHEREAS: A Newington resident, Albert Mortensen, of 2945 Berlin Turnpike, with the aid of two unidentified men, rescued the said Steve Kuney and Richard Barrett; and

WHEREAS: Albert Mortensen and the police transported the said Steve Kuney and Richard Barrett to the office of Dr. Smith and were treated for exposure and released; and

WHEREAS: If it were not for the prompt decisive action of Albert Mortensen and the two unidentified men, there is extreme doubt that Steve Kuney and Richard Barrett would have survived.

NOW THEREFORE BE IT RESOLVED: That the Council of the Town of Newington hereby commends Albert Mortensen for the above described action on May 16, 1970 and expresses on behalf of the Town of Newington, its gratitude for his life-saving actions, and

PL (Public Land) Zoning Regulations

(text to be deleted is shown in ~~bold strike-through~~;
text to be added is shown in **bold underline**)

Section 3.21 Uses Permitted in PL Public Land Zones

In PL (Public Land) zones, land and buildings may be used and buildings may be altered or erected to be used for the following purposes and no other. **Any property not in a PL zone that is proposed to be placed in a PL zone must be owned by a governmental unit, a department of a governmental unit, or a private or semi-private owner who furnishes a public service or utility.**

3.21.1 Permitted Uses:

~~Lands and buildings owned by a governmental unit, a department of a governmental unit, or a private or semi-private owner who furnishes a public service or utility;~~

A. Passive recreation and other similar open space-type activities.

B. ~~and any~~ **Any** use which may be permitted in the charter of the owner, provided that industrial, business and/or residential uses shall be limited to and used exclusively by and for the requirements of the owner. ~~All other uses are prohibited.~~

3.21.2 Special Permit Uses:

A. Lands and buildings owned by a governmental unit, a department of a governmental unit, or a private or semi-private owner who furnishes a public service or utility;

B. Active recreation and other similar open space-type activities.

3.21.3 Procedure

A. Before a lot or parcel of land in a PL Zone may be used or a building erected, altered or changed in use, a Site Development Plan must be approved in accordance with this Section as well as Section 5.3.

B. Any application for change to a PL Zone must be accompanied by an application for Site Development Plan approval in accordance with Section 5.3. The Commission will consider both applications simultaneously, within the appropriate public notice and scheduling procedures.

3.21.4 Buffer

No parking or loading shall be located within 25 feet of a residential zone boundary. When the zone boundary follows the centerline of the street right of way the 25 foot buffer shall be measured along the non residential side of the street right of way. A buffer meeting the requirements of Section 6.10 is required whenever the use adjoins a residential zone. However, the Commission may waive this requirement in part for good cause. The reasons for any such waiver shall be made a part of the Commission record pursuant to Section 6.10.5(c).

PL (Public Land) Zoning Regulations

(text to be deleted is shown in ~~bold strike-through~~;
text to be added is shown in **bold underline**)

3.21.4 Utilities

All electric and telephone utility installations shall be located underground, excepting required or necessary lights standards, etc.

3.21.5 Sidewalks

Sidewalks shall be installed along the frontage of public streets according to the Town of Newington standards.

**Hospitals, Sanitaria, Rest Homes, Assisted Living, Senior
Independent Living Facilities, Convalescent or Nursing Homes,
Long Term Care Facilities and Continuing Care Retirement
Communities**

[Text to be deleted is shown in ~~bold strikethrough~~; text to be added is
shown in **bold underline**]

3.2.1 Hospitals, sanitaria, rest homes, assisted living, senior independent living facilities, (Effective 12-1-01) convalescent or nursing homes long term care facilities and continuing care retirement communities (effective 4-15-2015), subject to the following standards.

A. Location

No site shall be approved unless it is on or within 300 feet of an arterial street as set forth in the Plan of Conservation and Development, and unless it is connected to public water and sewers.

B. Height of Buildings

No principal building may exceed the height of three (3) stories or 35 feet ~~or five (5) stories or 75 feet in a B-BT (Business Berlin Turnpike)~~ **except in the B-BT zone, where the maximum height shall be five (5) stories or 75 feet.** No accessory building may exceed the height of 15 feet. (Effective 4-15-2015)

C. Site Area

One acre of site shall be required for each ~~30~~ **20** patient beds or living units **except in the B-BT zone where one acre of site shall be required for each 30 patient beds.** ~~In-and-in~~ no case shall the site be smaller than 5 acres. (Effective 4-15-2015)

D. Site Requirements

Minimum lot frontage shall be no less than 100 feet. Buildings shall be sited, and landscaping and buffer areas provided to assure maximum privacy to the residents and adjoining uses. Suitable recreation facilities, appropriate to the function of the use, shall be provided. (Effective 12-1-01)