

NEWINGTON TOWN PLAN AND ZONING COMMISSION
Special Meeting Minutes

September 7, 2010
Newington Town Hall, Conference Room 3
6:00 p.m.

- I. **Present:** Chairman Pruett, Mr. Pane, Mrs. Anest, Mr. Aieta. Mr. Aieta was seated for Mr. Schatz. A quorum was present.

Also present, Town Planner Ed Meehan.

II. **Review of Zoning Regulations**

Discussion of possible amendments for consideration:

1. Section 3.15.4 - Drive Through Restaurant Use regulated by Special Exception – Deleted November 15, 2007.

Town Planner Ed Meehan provided Commissioners with a summary of drive through restaurants zone amendments since 1984. (See attached)

The zone regulations that were in effect between 1998 to November 2007 reviewed. The special exception conditions such as impervious lot coverage not to exceed 60 percent may not be practical to achieve. Other considerations to address are clearer definition for measurement of 300 foot distance to adjacent residences, adequate buffer for nearby residential areas and noise control.

The Town Planner was requested to provide draft drive through restaurant regulation using the criteria that was in place prior to their deletion in 2007 as a starting point.

2. Section 6.2.1 (f) Temporary Sign Permit

Commissioners agreed that the current temporary sign regulation standards should be revised to increase the number of permitted display days. The consensus was 40 days for temporary signage is too much. One suggestion is to increase the number of display days to 25 per calendar year and eliminate the restriction on “not more than 10 consecutive days.” Also suggested was to offer new businesses coming to Newington 20 additional promotional days. Other items to clarify and tighten up are prohibition of temporary lighted, flashing or digital signs; signs placed on vehicles, and contractor signs displayed at locations that are not active job sites.

The Town Planner will draft temporary sign regulations for the Commission to review and discuss.

3. Auto Related Uses Section 3.11.3 and Section 6.11

Because of the recent denial and appeal of Petition 13-10 request to reinstate auto related uses, the Commission did not discuss this item per the advice of the Town Attorney.

III. Other Potential Zone Amendments for Consideration

Mr. Pane requested that commission add to the list of possible zone amendments for review and discussion the following:

1. 2010-2020 POCD Review of strategies for a list of possible zone amendments.
2. Interior lot regulation, formerly Section 6.7.
3. Accessory Apartment regulation Section 6.13.

The Town Planner will review POCD and prepare a list of possible zone amendments.

Chairman Pruettt requested that absent Commission members be sent the information that was reviewed this evening. Also, at the next Special Meeting Attorney Ancona will be requested to attend to discuss the Wex-Tuck Realty auto related use appeal.

IV. Adjournment

Mr. Pane moved the Commission adjourn its Special Meeting, seconded by Mr. Aieta and approved. The meeting ended at 7:00 p.m.

Submitted,

Edmund J. Meehan
Town Planner