

TOWN OF NEWINGTON
**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING**

January 22, 2020 - 7:00 P.M.

Town Hall - Conference Room L101

AGENDA

- 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. APPROVAL OF MINUTES

Documents:

[TPZ MINUTES 08JAN2020 REGULAR.PDF](#)
[TPZ MINUTES 08JAN2020 SPECIAL.PDF](#)

VII. NEW BUSINESS

- A. Petition #41-19: Residential Subdivision At 55 East Robbins Avenue. Dornelas Home Improvement LLC, Owner/Applicant; Helton Dornelas, 65 Wood Pond Road, Farmington CT, Contact.

Documents:

[TP MEMO 41-19 EAST ROBBINS SUB 22JAN2020.PDF](#)
[APPLICATION 41-19 EAST ROBBINS SUB.PDF](#)
[AERIAL PHOTO.PDF](#)

- B. Petition #02-20: Site Plan Modification At 2414 Berlin Turnpike (Mykonos Restaurant). JCJ Associates LLC, Owner; Despina Milios, Applicant; Mike Milios, 2414 Berlin Turnpike, Newington CT, Contact.

Documents:

[TP MEMO 02-20 MYKONOS SPM 22JAN2020.DOCX](#)
[APPLICATION 02-20 MYKONOS SPM.PDF](#)
[PROPOSED SITE PLAN 01NOV2019.PDF](#)
[PARKING AREA.PNG](#)
[LOOKING SOUTHEAST.PNG](#)

VIII. OLD BUSINESS

- A. Petition #01-20: Residential Subdivision At 890 Willard Avenue ("Budney Estates").

Cross Construction LLC, Owner/Applicant; George Flores, 151 Maple Hill Avenue, Newington CT, Contact.

Documents:

[TP MEMO 01-20 BUDNEY SUB 22JAN2020.PDF](#)
[APPLICATION BUDNEY ESTATES SUB.PDF](#)
[WILLARD AVENUE_890-CROSS CONSTRUCTION-SUBDIV PLAN REVIEW COMMENTS-1.PDF](#)
[AERIAL PHOTO BUDNEY ESTATES.PDF](#)

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #03-20: Renewal Of Special Permit #04-17 (Accessory Apartment) At 71 Eddy Lane. Steven And Laura Dutil, Owner/Applicant. Steven Dutil, 71 Eddy Lane, Newington CT, Contact.

Documents:

[TP MEMO 03-20 ACCESS APT SPT 22JAN2020.PDF](#)
[EMAIL FROM SDUTIL 10JAN2020.PDF](#)
[COA 04-17 ACCESSORY APT SPT.PDF](#)

X. TOWN PLANNER REPORT

Documents:

[TOWN PLANNER REPORT 22JAN2020.PDF](#)

XI. COMMUNICATIONS

- 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. ADJOURN

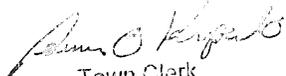
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IN NEWINGTON, CT

2020 JAN 14 AM 11:45

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Regular Meeting

January 8, 2020


Town Clerk

Chairman Pane called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:10 p.m. in the Conference Room L101 in the Newington Town Hall, 131 Cedar Street, Newington, Connecticut.

- I. **PLEDGE OF ALLEGIANCE**
- II. **ROLL CALL AND SEATING OF ALTERNATES**

Commissioners Present

Chairman Domenic Pane
Commissioner Anthony Claffey
Commissioner Michael Fox
Commissioner Garrett Havens
Commissioner David Lenares
Commissioner Stanley Sobieski
Commissioner Stephen Woods
Commissioner Braverman-A
Commissioner Thomas Gill-A
Commissioner Bryan Haggerty-A

Commissioners Absent

Staff Present

Craig Minor, Town Planner
Andrew Armstrong, Asst. Town Planner/ZEO

- III. **APPROVAL OF AGENDA**

Craig Minor: No changes

- IV. **PUBLIC PARTICIPATION** (For items not listed on the agenda, speakers limited to two minutes.)

Rose Lyons, 46 Elton Drive: I don't know if this is going to be on the agenda or not, I spoke with someone at Victory Gardens. They have no further information regarding the expansion and I was just wondering if the town had been contacted?

Craig Minor: Not lately, their leadership had a meeting with the Town Manager and the Chief of Police a month or two ago, but nothing since then.

Rose Lyons: Okay, and will the moratorium on housing be discussed tonight at all?

Craig Minor: I'd be happy to discuss it with the Commission, but it's really not a TPZ function, but if the Commission wants to talk about it.

Chairman Pane: Do you have questions on it?

Rose Lyons: No, I saw that it was published in the paper and wondered if there was anything going on?

Craig Minor: My understanding is that there will be a petition filed which would then lead to a public hearing on it.

Rose Lyons: How many days from the date of publication?

Craig Minor: Twenty-five days from the date of publication. It was published back in late December.

Rose Lyons: I was looking through the ZEO's report and I noticed a lot of parking on the property grass is not allowed in town? Is that what I'm understanding?

Andrew Armstrong: Yes Ms. Lyons, that is not allowed by our zoning regulations. It's the section about parking on the unpaved portion of the property. It's a regulation that we have used for years historically.

Rose Lyons: And I haven't heard anything lately about the situation over on Day Street. I'm assuming that since I haven't heard anything there is no problem, or maybe they are in court....

Chairman Pane: What situation?

Rose Lyons: With the auto, in the old Cashway area.

Chairman Pane: I don't know of any problems over there right now.

Rose Lyons: Okay, if everything is calm, but as I go down Maple Hill Avenue and I think it is the owner of that property that owns property on Maple Hill Avenue, I go that way to church on Saturday and I notice that there seem to be more and more cars in front of that property, and it doesn't seem to be paved so I didn't see it on the list. Has it been on the list, has it been resolved, or, I'm just curious.

Andrew Armstrong: At one time it was compliant, but I'd be happy to look at that again if you like.

Rose Lyons: I was looking to see if it was on the list and if you were here tonight, as I was sitting here I thought of it.

Chairman Pane: Thank you Rose. Anybody else for the public like to speak?

We have an executive session on the Colleen Bielitz vs Wex-Tuck Realty which is the Firestone case. We will go into Executive Session for a meeting with the Town Attorney.

V. EXECUTIVE SESSION

Commissioner Sobieski moved to go into Executive Session. The motion was seconded by Commissioner Havens. The vote was unanimous and the Commission entered into executive session at 7:10 p.m. Present for the session were: Attorney Ben Ancona, Town Planner Craig Minor, Asst. Town Planner Andrew Armstrong, Chairman Domenic Pane and Commissioners Anthony Claffey, Michael Fox, Garrett Havens, David Lenares, Stanley Sobieski, Stephen Woods, Hyman Braverman, Thomas Gill and Bryan Haggerty.

The Commission returned to the regular meeting at 7:25 on the motion of Commissioner Sobieski and seconded by Commissioner Michael Fox.

VI. ZONING ENFORCEMENT OFFICER REPORT

Andrew Armstrong: I have one new application for a temporary sign. A new beauty salon on Market Square requested a banner to go up tomorrow and remain for the allowed 25 days. If there are any questions on my report of December 2019 I'd be happy to answer them.

Commissioner Sobieski: Andrew, how many times have you had to go to Galaxy Carpet?

Andrew Armstrong: I would guess six or so, but they have a new manager there who seems to be more responsive to the conditions, so I'm hoping that he takes action. When I checked back and sign wasn't being used any longer.

(Tape failure)

VII. REMARKS BY COMMISSIONERS

None

VIII. APPROVAL OF MINUTES.

- A. Special Meeting of December 11, 2019
- B. Regular Meeting of December 11, 2019

Commissioner Fox moved to approve the minutes of the December 11, 2019 special meeting and the December 11, 2019 regular meeting. The motion was seconded by Commissioner Havens. The vote was unanimously in favor of the motion, with seven voting YEA.

IX. NEW BUSINESS

- A. Petition 41-19: Residential subdivision at 55 East Robbins Avenue. Domelas Home Improvement LLC, owner/applicant; Helton Domelas, 55 Wood Pond Road, Farmington CT, contact.

Town Planner Craig Minor reported that he had heard from the applicants of Petition 41-19 who had granted the Commission additional time to discuss the petition. The petition will be on the agenda for the next meeting.

- B. Petition 01-20: Residential subdivision at 890 Willard Avenue. Cross Construction LLC, owner/applicant; George Flores, 151 Maple Hill Avenue, Newington CT, contact.

Alan Bongiovanni presented the site plan application for 890 Willard Avenue for the creation of four lots from the existing property. There is an existing house on the property which would remain. Mr. Bongiovanni disagreed with the Town Planner about the requirement for LID techniques since he felt that the requirement did not apply to owners of the property and only to developers of a property. He indicated that the requirement for the LID would impose a hardship on the developer because of the type of soil on the property.

Alan Bongiovanni: This is a very simple application dividing about 40,000 so odd square feet into four R-12 lots. Each lot has it's own frontage on an existing street and they all have a minimum 12,000 square feet and public sewer and water is available.

One of the requirements of the subdivision regulations is that we provide proof from the MDC. The MDC told us that this coming Monday we would have a letter so I'm sure you will continue this until the next meeting and we will have that to you before the next meeting. With that, if you have any questions, I would be happy to answer them.

(Tape resumption)

Chairman Pane: On the LID, I tend to agree with you, it can be a very big burden on some of these small lots when there is just a two, three, four lot subdivision. I think maybe as a Commission we should give directions to the Planner as to when the LID should take place and when it shouldn't and I think on these small subdivisions it shouldn't take place, but when there is a brand new road, infrastructure going in for a twenty lot subdivision, or something like that, then that is when we would look at the LID regulations. I'll open it up to Commissioner's comments.

Commissioner Sobieski: If I remember correctly I believe that this Commission agreed that on residential lots we were not going to apply the LID. I could be wrong, but I seem to remember that, and I remember the fact that it was brought up, the case in point was a garage for instance, and it was over 700 or 500 square feet, whatever it was, and they hadn't had an LID survey done which I think was about \$4,000 or \$5000 more which is a huge encumbrance on the owner. I seem to remember that. I could be wrong, but that's what I remember.

Chairman Pane: It's not the Planner's fault, he's just following certain regulations and I know that it is a little confusing on that because the subdivision says one thing and then yet we did say on single residential, so this is why I'm looking to the Commission to give the Planner some direction so, and I think that on these one, two, three four lot subdivisions that there is no major road going in, with drainage and improvements, then we shouldn't look at the LID for those small subdivisions. I think Mr. Bongionvanni would agree that it should be looked at when there is a brand new structure, a brand new road going in.

Alan Bongiovanni: The road structure itself creates a lot of impervious area, increases the run off, heat and everything else and I think that would be appropriate. That is why I would leave it in the subdivision regulations. When you have individual lots, and for the most part of this property, and the town allowed the applicant and the builder to remove one lot. This was going to be five lots, we're building on it now. That doesn't require because the zoning regulations say it isn't required.

Craig Minor: Fundamentally I don't disagree with anything people are saying about requiring LID for a small subdivision, I can see that. I just want to point out that what the Commission did back in the day was to provide relief for homeowners, and that is the word that is in the regulations, provide relief to homeowners when they develop a piece of property, not developers who already have an engineer on staff designing their development. I just want to say that for background. If you still decide that you want to give a pass to small subdivisions, that's fine, but I just want to explain the background about giving relief to homeowners versus deep pocket developers.

Alan Bongiovanni: I just want to say, everything is passed through to the homeowner.

Commissioner Claffey: I have a couple of questions.

Chairman Pane: Can we stay on the LID first?

Commissioner Claffey: That was one of them. In regards to the LID, how does it play into the, any buffering zone, like I see on the Cross Street there are more trees and bushes than I see on some of the other lots, is that for the visual effect?

Alan Bongiovanni: Those are the trees that are already there. The only requirement of a subdivision in the Town of Newington is two trees per lot be planted. Because we have such a significant amount of existing trees we don't really have to do that.

Commissioner Claffey: I'm concerned on the Willard Avenue side, one house has a turnaround, the other house, I'm looking at sheet 3 of 7, I'm just concerned for someone backing out onto Willard because when I look at the Moreland Avenue houses, I see turnarounds and that street at that end has maybe five houses, so

Alan Bongiovanni: All four houses show turnarounds for the driveways.

Commissioner Claffey: I know, it says proposed.

Alan Bongiovanni: That is an existing driveway.

Commissioner Claffey: What I am saying is that you have one, a portion to be removed, and then one proposed. Is that a, oh, we might do it, we might not.

Chairman Pane: The one that is being removed is because it is over the property line.

Alan Bongiovanni: And doesn't have a turnaround, the new one does.

Chairman Pane: So your point is Commissioner, because it is Willard Avenue you would like to see the turn around there because it is safer to exit onto the street. Is that correct?

Commissioner Claffey: Yes, Is there a sidewalk, does it end at Wilson, or does it continue all the way down to Cross?

Alan Bongiovanni: It goes all the way down to Cross, and I believe it continues on the other side.

Commissioner Claffey: Are you showing a sidewalk here, or no?

Alan Bongiovanni: Yes, this concrete walk.

Chairman Pane: Let's see if we can get the feeling of the rest of the Commissioners on the turnaround because Willard Avenue is busy, does the applicant have a problem?

Alan Bongiovanni: No, that's the way that it should be. All four lots are shown that way.

Chairman Pane: Going back to the LID, just so that we can give directions to the applicant and to the Town Planner. Is everybody in agreement that the small lot subdivisions, one, two, three, four lots, if there is no major road and infrastructure that we can not apply the LID, whether it is a resident or a developer.

Commissioners: Yes.

Chairman Pane: Any other questions on any other part of this map? Town Planner, have anything else?

Craig Minor: No.

Alan Bongiovanni: As soon as we get the letter from the MDC we will provide a copy to the Town Planner before your next meeting and any comments will be taken care of.

Chairman Pane: Thank you very much.

X. OLD BUSINESS

None

XI. PETITION FOR PUBLIC HEARING SCHEDULING

Commissioner Claffey: I'm only bringing this up, Petition 41-19 is to remain open? Did they give us a date?

Craig Minor: They gave us an extension to your next meeting.

Commissioner Claffey: So we don't have to put that.....

Craig Minor: It was never a public hearing anyway.

Commissioner Claffey: Oh okay, my bad, sorry.

XII. TOWN PLANNER REPORT

Craig Minor: One thing, a petitioner is looking to open up, actually it's a detailing shop and they don't need a dealer or repairer license but he told me that, if he is successful he might want to in the future, apply for a special permit to do auto related business, and the regulation says that an auto related business has to be a certain distance from a school, playground, and so forth, but he asked me, where do we measure the fifty feet from, is it from door to door, is it from driveway to driveway, is it from edge of property to edge of property which would be zero. I said, that's a good question. I know we talked about this, but I'm presenting this to the Commission as a gray area, and not asking for an answer tonight so we can think about it for the next time.

Chairman Pane: If it's that close, do we really want to have another automotive problem close to a residential zone. It can't be fifty, if he is going to convert a detailing shop to an automotive shop, now he has to comply with 100 feet.

Craig Minor: I'm sorry, but my point is, whether it is fifty feet or one hundred the question is, where do you measure the 100 feet from.

Commissioner Woods: How this Commission I believe has interpreted it, and again, I'm not agreeing with it, but nonetheless, I believe it is how we have been doing it for the last several years, was the closest point on the abutting property line to the point closest to the property.

Craig Minor: So if it's right next to a church, then it can't go, because there is zero distance between.

Commissioner Woods: Remember the marijuana use, and it had the extension coming out to Prospect Street, we used that. The building is actually about 400 feet off the road.

Craig Minor: Okay, property line to property line.

Commissioner Woods: Maybe we need to re-look at that.

Chairman Pane: We shouldn't change it because we already have.....

Commissioner Woods: Just re-look at it. If there is a better way.

Commissioner Claffey: In the past, I have brought up the question of a detail shop and car wash. A detail shop washes cars. So, it's one of these gray areas, vehicles go there, they stay there for the day, sometimes the detail shop does quick ones, and then we have a detail shop/car wash at a gas station and you will see them lined up on a good Saturday, this past Saturday, they were lined out almost to the Berlin Turnpike, waiting to get their car washed. A car detail business is a car wash. It's not the definition of a detail shop, but that is what a detail shop is. A place where you wash a car, even though it's not a tunnel wash, so, not for this business I'm not

Craig Minor: I would interpret the regulations that says you need a special permit for a car wash if the individual wants to do a tunnel style car wash as opposed to washing a car with a rag.

Commissioner Claffey: But if you are washing five cars a day, I'm using that existing structure now in the regulations as an example for this discussion.

Chairman Pane: I think if he is doing car detailing and he has a business that is close to a church, that's okay. But he couldn't expand it into something else.

Craig Minor: That's what he wanted to know.

XIII. COMMUNICATIONS

Craig Minor: I got two letters from citizens opposed to the traffic circle on Fenn Road.

XIV. **PUBLIC PARTICIPATION** (For items not listed on the agenda; speakers limited to two minutes.)

None

XV. REMARKS BY COMMISSIONERS

Commissioner Sobieski: We have to make an appointment to CRCOG.

Chairman Pane: The same appointment?

Commissioner Sobieski: Commissioner Woods and I are appointed now.

Chairman Pane: So we are going to re-appoint Stanley and Commissioner Woods as CRCOG representatives for a two year term.

Commissioner Claffey: The Fenn Road corridor, where are we at? Or where are they at with the old or the new truck company? Then I have seen them start work at the Axe throwing on the new parking lot.

Craig Minor: Let me answer the first one. As you know, the Commission approved the truck company site plan with the condition that they make the changes that were requested. BL companies is in the process of revising the plans as directed.

As far as the axe throwing, I don't remember that there were any outstanding issues with the axe throwing. I think their plans were signed by the Chairman so I think they are done as far as this Commission is concerned. There may be things that the ZEO needs to keep an eye on and I can ask him to do that. I know you are done with the axe throwing.

Commissioner Claffey: My only other concern is the amount of work Andrew is dealing with for just signs. It's getting out of control.

Craig Minor: It's part of zoning enforcement, and as the Commissioners who have been on the Commission for the past six months may recall, there was a situation, I can't name the street, but there was an existing industry right next to a homeowner, and they were parking their cars on a lot between. They are dragging their feet. Every time we give them a deadline they miss it, and I'm not getting any compliance with them, so I'm coming to you to ask you....

Commissioner Claffey: That's the one where we had a public hearing and a couple of people opposed it, and they had a bunch of pictures, near Stonehedge Drive. It was back in November or whatever.

Craig Minor: The original complain from the homeowner came a year ago December. As you may recall, they came before you with a request to amend the regs to allow in a residential zone in very confined circumstances, and as I recall the Commission, the concept you could live with, but the details, you wanted them to show you a much more detailed plan of how it would actually look. I remind them every couple of weeks that they need to bring in that plan and they haven't.

Commissioner Claffey: Do we have a time frame?

Craig Minor: It's a zoning violation, so technically there is a \$100.00 a day fine that is accruing theoretically.

Chairman Pane: What are they parking there?

Commissioner Claffey: It's their employees, it's overflow, so there was one zone, a block of Industrial Zone, then a residential lot between them and the residential house.

Craig Minor: I just wanted to bring it to the Commission's attention.

Chairman Pane: Are they using it or are they parking in the street?

Craig Minor: They shouldn't be now, because it is winter, and we thought they wouldn't allow it to drag on past the winter because their employees can't park in the street but they have

allowed it to drag on into the winter, so either their employees are back on the lawn, and they weren't at one point in the fall, but now they are back on the lawn....

Chairman Pane: Are the neighbors still complaining?

Craig Minor: I haven't gotten a complaint from the neighbor recently.

Chairman Pane: I'll sit down with the Planner and we will go over the details and maybe I can meet with the business owner and we can resolve that.

Commissioner Woods: The development that we were having the problem with, with the roads, is that all settled? Newington Ridge. Are we done?

Craig Minor: We're done. We gave them the money.

Commissioner Claffey: The last one, I swear, Andrew went out and I have seen it come up with storage containers in people's yards, and it was actually the house that was on the corner of Wells and Main and the guy cleaned it up, but I have driven around to some of these commercial properties and CVS, right here has a mobile mini, it's probably been there for ten years, and it's part of their storage, they store it outside, and now there is one by Bob's Discount Furniture, and four or five appear at Target. As the store gets bigger, they don't have room inside, so they start putting up these Mobile Mini's or Crates, and we don't enforce it I don't think, and one comes and then in six months another one comes and when Target was doing their renovations, you will see those things, but you are seeing more and more businesses with these storage units. We enforce it with a residential person, they can't have it in the driveway, but then the commercial guy can just keep adding.

Commissioner Woods: Just a solution to that problem, it happened to me. I used to keep a storage container on the golf course in Cromwell, for the year it was empty except for one month and the town decided that they were going to tax me on it, I got a tax bill for like \$500. for the structure and for what they assumed was inside. I removed it the next day.

Chairman Pane: We can certainly look at that when we have more time.

XVI. CLOSING REMARKS BY THE CHAIRMAN

Chairman Pane: I just want to remind anyone who was not here. We have the old Plan of Development that I think everybody has, and then tonight on the desk is the brand new one that Glenn has come up with. We are going to be meeting on the 22nd, at our next meeting, but we are going to be meeting at 6:00 p.m. and Glenn will be here, so if you could familiarize yourself with both plans so that we can have some information for him when he comes, anything that we don't like, or anything we might want to add. We made some minor changes that we made tonight that we will pass onto Glenn. There is one section in there that talks about landscaping and planting and if Commissioner Woods could review that, and let us know if it is appropriate or not I would appreciate it.

Craig Minor: One thing, I have no more old POCD's I brought the last batch here, so if I brought one here tonight and you have one, could you give that back to me because someone else might need it in the future.

Commissioner Gill: What is the schedule on this?

Chairman Pane: A copy of that sheet, and by March 26th, we need to send a draft to the Town Council, and so after the 22nd, we can always schedule a meeting before the 12th when he does his second draft.

Commissioner Gill: If we have some personal concerns, do we bring it right to you and you address it? Say I'm not going to be at a meeting, is it against the rules to send you an e-mail saying, bullet point?

Craig Minor: Yes, if you are not going to be at a meeting and have something you want to give to your other Commissioners, that would be great.

Chairman Pane: Then the Planner would present it at the public hearing.

XVII. ADJOURN

Commissioner Fox moved to adjourn the meeting, seconded by Commissioner Sobieski. The meeting was adjourned at 8:05 p.m.

Respectfully submitted,



Norine Addis,
Recording Secretary.

2020 JAN 14 AM 11:45

January 8, 2020

Special Meeting



Town Clerk:

Chairman Pane called the special meeting of the Newington Town Plan and Zoning Commission to order at 6:10 p.m. in the Conference Room L101 in the Newington Town Hall, 131 Cedar Street, Newington, Connecticut.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND SEATING OF ALTERNATES

Commissioners Present

Chairman Domenic Pane
Commissioner Anthony Claffey (6:45)
Commissioner Michael Fox
Commissioner Garrett Havens
Commissioner David Lenares (6:40)
Commissioner Stanley Sobieski
Commissioner Braverman-A
Commissioner Thomas Gill-A
Commissioner Bryan Haggerty-A (6:45)

III. NEW BUSINESS

A. Presentation of Draft POCD

Chairman Pane: No quorum is needed since we are not voting on anything. We're just going to review this. My greatest concern, along with Commissioner Sobieski is that it is hard to determine some of the good stuff from the old plan and how it has been put into the new plan because there was no red line edition done earlier. So we just got this new one today, we can do two things. We can either go through the old one and pinpoint things or we could go through this new one and start looking at this new one. We are probably going to have to have some additional meetings so that we can stay on schedule for Glenn to get a second draft and then get it off to the Council in the time remaining, so we may have to have some additional meetings. How do you feel about this? Do you have any concerns? Have you read through, naturally you haven't read through the new one yet, but I think Stanley, you are familiar with the old one, and so aren't you Commissioner Fox. I'll open it up to discussion.

Commissioner Sobieski: Right, we are probably going to have to have some additional meetings. The only thing I would ask that they are not on Thursdays. I'm just going through, as you said earlier the difference between what the State classified and what we have, there are a lot of things that don't gibe, whether they are minor or major collectors here. I do agree with you.

Chairman Pane: I think our best plan would be to go through the new one now and then, everybody has a copy of this new one, and I guess as homework we could read through the old one and try to compare it. It might be difficult, but, in the new plan, if everyone would turn to the introduction?

Craig Minor: If anybody doesn't have an old plan, I can run back to the office and grab one for you.

Commissioners: Have it at home, didn't bring it.

Commissioner Sobieski: I assume that they were going to have a sort of side by side, that was my fault.

Chairman Pane: I had the same concern.

Commissioner Sobieski: I was thinking like we have done in the past, where we have had changes, we have black changed to red or whatever it was, that is what I thought we would have here.

Chairman Pane: I wish what we had done was, back in '95 we went through it, through the existing plan page by page and we determined, okay, this is good, we want to leave this, we want to leave this, and this and this was completed, so we'll remove that, and then after that was done, then put the new stuff in that Glenn came up with, but since that wasn't done, we'll have to do the best we can.

I'm going to change the agenda a little bit, I don't think anyone will mind. I'm going to add public participation if Rose, you have anything you would like to say.....just thought I would offer that.

I think maybe we could skip over and go to page 4 and look at the vision statement. I believe the vision statement should be pretty close. It appears that the only thing that he left out was the bottom sentence which was "Newington will use it's location within the capital region as an asset to encourage new development and the reuse of older sites in harmony with surrounding areas. I think everything else is about the same.

Commissioner Sobieski: He's got some of that in here at the bottom of this statement that says, Newington will use it's location within the capital region....that's at the very bottom.

Commissioner Braverman: It's almost word for word.

Chairman Pane: I don't see any problems with that, even if he left the bottom off. Oh no, he does have, it is there. Anybody have any questions on the vision statement, or should we, want to read it so that, I'll read it.

"Newington will continue to protect its environmental resources, particularly its wetlands and Cedar Mountain. Identifying additional open space and striving to create an open space system will be a priority as will the stewardship of the community's land resources. Newington will continue to maintain its historic resources, housing stock, public buildings, parks, schools, and infrastructure at the highest quality possible.

Newington will continue to be primarily a medium density single family, owner-occupied community, with safe neighborhoods and excellent community services. Newington will seek ways to diversify its housing portfolio to meet the changing housing needs of present and future residents.

Commissioner Braverman: That's new, that's new from the old plan.

Chairman Pane: He added that then.

Commissioner Braverman: Yes.

Newington will place a high priority on the vitality of its Town Center, the appearance of the Center; and the Center's location as the place for governmental and institutional buildings. Newington will strive to maintain the Center's New England character and compact size and discourage expansion into adjacent residential areas.

Newington will look at ways to take advantage of transportation services (such as a proposed rail station and the existing CT Fastrak busway stations) to enhance the community, including its economy and housing portfolio.

Craig Minor: And that is new.

Newington will continue to recognize that the quality of life in the community is influenced and enhanced by the non-residential land uses that support the Town's grand list. While these uses are essential to a vibrant and economically successful community, changes in zoning districts will be evaluated based on the characteristics of the surrounding areas.

Newington will use its location within the Capital Region as an asset to encourage new development and the reuse of older sites in harmony with surrounding areas."

Anyone have any comments on the Vision Statement?

Commissioners: Looks pretty good to me, agreed.

Chairman Pane: The next is the summary of the conditions and trends affecting Newington at the time this POCD was being prepared and an outline of input and feedback from residents about issues important to them.

Then the chapters of the POCD are organized around four main thematic elements used to organize the goals and strategies for the future of Newington. Each element contains one or more chapters addressing specific topics of importance to Newington going forward.

Following these four strategic elements, there are sections on plan consistency and implementation. There is Conservation Strategies, Sustainability Strategies, Development Strategies, Infrastructure Strategies.

Anyone have any questions on that?

"Using this Plan, implementation is the most important part of the planning process and a key focus in this POCD. Even though the POCD is an advisory document, it is intended to:

- Provide a framework for the consistent decision-making in Newington over the next decade or so, and
- Guide local boards and commissions in such efforts.

Several elements of the POCD have been specifically configured to promote implementation:

1. **Action Steps Specifically Called Out** – Action steps, (described in the sidebar) have a separate table to highlight the pro-active steps that should be taken to implement the POCD.
2. **Policies Organized** – Policies (described in the sidebar) have been organized to facilitate their use by the TPZ (and others) to evaluate potential actions in terms of POCD consistency, such as:

Zoning amendments (text or map changes.)

Preparing its advisory report to the Town Council when reviewing municipal improvements requests (as provided in CGS Section 8-24)

Reviewing inter-town zoning and subdivision referral notices for advisory reports to the Capitol Region Council of Governments.

Reviewing and commenting on the Capital improvement Plan's recommended project schedule.

3. **Leaders/Partners Identified** – Each policy and action step in the POCD has a leader (and often one or more partners) identified. These are the entities most responsible for the implementation of that policy or action step. Experience has shown that specifically identifying the responsible entity has a dramatic effect on implementation. A legend for acronyms used to identify leaders and partners in on the inside back cover.

Craig Minor: Now Glenn is talking about implementation which is good.

Chairman Pane: It talks about the plan being important, and as you know, in our TPZ meeting coming up, the judge on the Firestone case referenced our Plan of Development, and so it is important and it is used as a guide and it can be used in a court case to either win their case or lose the case, so it is important to follow.

Commissioner Fox: He used the term, comprehensive plan of development.

Craig Minor: What that means is the map and the zoning regulations. Comprehensive plan, when lawyers talk about it, is the zoning regulations and the zoning map, not the Plan of Development.

Chairman Pane: Anybody have any questions on this yet? We'll go to conditions and trends. This is all of the history of Newington, which you can all read about. I think we will skip over it now but you should read that and be familiar with it so in case there are any questions at our next meeting.

We have land use in Newington. In the old plan we had an explanation of Open Space, whether it was managed or vacant, and I guess he moved it.

Craig Minor: So the old plan, the 2009 Land Use map, had a legend of what was actually used at that time, rather than zoning.

Chairman Pane: If you look at the old book, page 10, there are definitions of developed land, committed land, vacant land, dedicated open space, and managed open space. It looks like he has moved that.....

Craig Minor: It's on page 14.

Chairman Pane: In the new book, it's on page 14?

Craig Minor: Yes.

Chairman Pane: He put it in the sidebar here. Maybe the developed land, the committed land, the vacant land, the dedicated open space and the managed open space probably should be highlighted, or darkened in?

Commissioner Fox: At least the titles.

Commissioner Braverman: You're right, it should be bold, it should be more recognizable.

Chairman Pane: Have you had a chance Craig to go through the maps and check for any errors?

Craig Minor: Not yet.

Chairman Pane: On page 16 there is Zoning in Newington, which hasn't been changed much and then there is the zoning map which Craig will check out.

We're on page 19 now, Community Input, so this is all new, this is from the public hearings I believe. Page 19, 20, 21, 22, 23 and 24 is all of the new information that they got from the public hearings. It may appear that we are going through this fast, but we are going to go through this a couple of more times because we are just receiving this tonight, I don't want anyone to think that we are going through too fast. We will look at it again.

Commissioner Sobieski: This is from the one hearing that he had at the high school and if I remember correctly and he had people put into various boxes what their concerns were. I think that is where he got this information.

Chairman Pane: Do you think that all of it is needed or should it be reduced down, or, think about it.

Commissioner Sobieski: At that meeting there was quite a bit of talk about traffic issues, business development, pedestrian bike way, and concern about the town infrastructure itself. Just to use as an example, you go from one school to the next, that was one issue and then the other issue was the open space which was a huge issue with people.

Chairman Pane: What was the issue on the open space?

Commissioner Sobieski: They wanted to not lose any more open space, like the mountain for instance, I forgot what the others were, but they wanted more parks, they wanted walking trails, and that was huge with people. I mean, this community, it has kind of rotated around a little bit, where people want to be able to take their families and do things on the weekends, or at night, and there is no connectivity of a walking trail, except for a few pieces here and there.

Chairman Pane: Our old plan talks about a walking trail, through the open space to give people the opportunity to get out into the area, but the walking trails are probably going to have to be paved, to be ADA compliant and everything. I would think that the best place to start would be over at the Young Farm and start there and then do X amount of feet each year so that in maybe in a few years we have something that connects all the way to Wallace and then we figure how we get across to Churchill and.....

Commissioner Sobieski: I thought when Ed Meehan was here he had pretty much of a plan starting at Churchill, coming across, we have the open space all the way up to Maple Hill Avenue, the 291 right of way.

Craig Minor: When we get to page 30, there is some of that information there.

Commissioner Braverman: Just to bring up a minor point. Are we satisfied with the population of that initial meeting when they took the survey? There may have been a number of people who may not have been able to attend. Do you think it would be efficient to have another one of those surveys?

Chairman Pane: Well, we are going to have more public hearings. That's why I asked if you wanted all of that information in there because there wasn't a big group, I think there were only 40 people, maybe 50 people there, but that is a small amount of people compared to the entire town, so good point. I think after we read it a little bit more we might want to determine.....

Commissioner Fox: I think they were pretty well spread out though throughout the town. But like you say, there should have been a lot more.

Chairman Pane: On the open space, which is on page 29, I hope that people don't have the feeling that just because there is no building on the property, that it is open space. I don't know, I wasn't at that meeting so I'm not sure if that was the impression that got or not, but I mean, we have property that is zoned either residential or commercial or industrial and somebody owns it.....

Commissioner Fox: Just because it is open and not built on doesn't mean that it is open space.

Commissioner Sobieski: I think their main concern now is that they wanted to have some connectivity, for instance, from Churchill and once you get to that walkway on Maple Avenue, I'm not sure if this town got the rest of the 291 right of way in the back or not, I don't know. That is what some of the issue was, a lot of people like to bicycle.

Chairman Pane: I know at the West Hartford Reservoir they have the, there are about 8 foot wide pathways and they have it lined so that bicycles ride on one side and there are some warnings, and then people could walk there, so that could be very nice for Newington residents to have something like that where you have a nice loop and you start at the Young's Farm and you do a nice loop and then you figure out where you want to go from there.

Commissioner Sobieski: I was on a committee with Gail and we had laid out a bike path through the center of town, and I gave that to you Craig if I'm not mistaken. It was Tim Sabatha from the DOT and I can't think who the other lady was that had laid that out, and I laid that out and give it to you and Gail that we can actually get a designated bike path with very little cost to the Town, if any. Starting here, using Garfield with a little re-stripping and some signage and they are only small discs like that that a little bicycle thing, and you can cross here and go all the way down Wells Drive and all the way up to West Hartford.

Commissioner Pane: I think I saw that there was a map of bike trails in the back of this. On page 33 it goes to Community Character.
"The term "community character" refers to the physical and other characteristics which contribute to people's overall impression of a community. Community character helps give a community a sense of identity and a sense of community.

The overall goal is to preserve and enhance those things, both physical and otherwise, which contribute to the overall character of Newington and the sense of community and small town character.

Although every Newington resident may have their own perception and interpretation of exactly what "community character" means to them, some common elements that may contribute to Newington's overall character and quality of life include the following:

Natural Resources – Wetlands, water bodies, hillsides and other physical features.

Scenic Features – Scenic features, scenic views and similar features.

Open Space/Undeveloped Land – Parks and undeveloped lands.

I think we need a clarification of undeveloped land.

Commissioner Braverman: Based on the previous conversation I agree.

Chairman Pane: **Recreational Facilities** – Recreational facilities and activities (such as sports fields, recreation facilities, etc.)

Key Local Places – Places such as the Town Center or local facilities (such as the library.)

Key local places could be the schools too, the firehouses.

Then they have the historical houses here. Someone mentioned to me that there are quite a few houses on the historical sites and they kind of wanted to recognize them with some sort of like a post with a little, nice little sign, historical house. Does anybody have a problem with that?

Commissioner Sobieski: I seem to remember, on Main Street, Gary Bolles old house, they had a white plaque on it, installed by the bi-centennial commission in 75 maybe. I think they're are still around and I think it's a great idea myself.

Chairman Pane: Maybe we should see what they look like.

Commissioner Havens: Isn't there still one in front of the Willard homestead? I'm pretty sure, but the house is set so far back, they have a fairly decent size sign.

Chairman Pane: We should look at that one and some of the other ones and see if they are all the same and then maybe duplicate that so that whatever houses are there have the same ones and the same requirements and the same size, colonial looking.

Commissioner Braverman: Absolutely, that would add a lot of character. It would show uniformity in terms of where the historical places are.

Chairman Pane: You could even have a map that designates where they are.

Commissioner Sobieski: The white house at the corner of Main and Robbins, I thought there was a plaque, built in 17 something. Is there? There are various types of plaques all over the place. As you come south on Main Street, on the right hand side.

Chairman Pane: We could make the recommendation of what we think we should have there, and then we could leave it up to the Historical Society to come up with the details and bring it back to us or whatever.

Commissioner Fox: We were talking about something like that with the 150th anniversary standing committee. They were talking about tours and everything. The first step would be getting the plaques in there and then continue on.

Commissioner Braverman: As a sidelight, perhaps we can get the students involved in maybe creating a map, maybe creating some electronic or GPS type of tour to take you from place to place, make it a contest for the students so that they can participate. Just a thought.

Chairman Pane: This is on the same topic since we are talking about signs. Someone mentioned it, I don't remember who, but I believe that maybe in the near future it might come back to us, people would like to see the digital sign somewhere, maybe in the center or somewhere else, which, to try to reduce the little signs and also provide a means for the businesses to promote themselves on it, along with other activities. So that is something for the Commissioners to think about, I know it has come before it, some of the older Commissioners before. There is one over at the school which is the only one that is in town, and one of the other things, I don't think we have talked to the new Superintendent but it probably wouldn't be a bad idea to talk to her and try to get more sports events and drama on, things like that on there so they are not producing these little signs five feet off the road. That is just something to think about, because it was very controversial.

Commissioner Sobieski: I remember that because you have two gas stations that got digital signs.

Chairman Pane: I think if you did this it would be only probably be for the Town, you wouldn't open it up to the entire town, but you would say this is something that benefits, providing information to the Newington citizens for sporting events and you could also use it for businesses to promote themselves. You know, the fire house, I think they wanted one there so maybe it could be used there. Maybe that is the right location for it.

Commissioner Fox: You have a couple of locations, the old firehouse, or the town green, any where that is kind of a gateway, over by Churchill...on the turnpike.

Commissioner Gill: Rocky Hill did the program where they got a grant out of that deal there and they are situated at most of the fire houses. That was a totally free and besides fire department there are things going on, on the billboards.

Chairman Pane: We might be able to look into a grant for that. I think we are, in this new book he talks about signage for the gateway area. I think it should be added that maybe TPZ would consider two different locations for a sign like that. I think we have to have a conversation about it, whether or not the Commissioners think it is important, whether or not you want to do that because I know it was controversial and a lot of people didn't want it, I was one of them, but I think we have to have an open mind on what is best for Newington. I know the Rocky Hill one is real nice and it provides all kind of information there.

Commissioner Sobieski: I think it would be difficult on the turnpike itself.

Chairman Pane: Yes, as far as locations, I think maybe Company One, and then maybe is it Company Three over by Willard....

Commissioner Gill: And you have Company Two over at the south end.

Chairman Pane: Depending on how much grant money, either one, two or three, at the fire houses which would help the fire houses, could help businesses and could help the events at the schools too. They should all be identical and still have maybe colonial features on the top of them. Just something to keep in mind.

So we just received this tonight, for the Commissioners who have just arrived. We're going through it briefly, we are probably going to have some more meetings. My biggest concern, along with some of the other Commissioners was it's a little more difficult to find out what is in the old book compared to what is in the new book. I'm sure we will get through it.

Commissioner Braverman: Perhaps they have both on line somewhere and we could do a comparison between them, physically going through it, see if they could highlight some of the areas that are different or the same.

Chairman Pane: I think if we get real familiar with both of them, our next meeting is with Glenn and we can either, I think the best thing to do is we go through this briefly, we'll get really familiar with both the old one and the new one, and then each meeting, when we are meeting on the 22nd, that will be a special meeting before our TPZ meeting.

Craig Minor: That is your normal day, but we can meet at 6:00 o'clock to do POCD stuff, and then 7:00 for TPZ stuff.

Chairman Pane: Is that all right with everybody, that we meet at 6:00 on the 22nd? That way, we have an hour to spend with Glenn to go over some of the stuff in these, and then that gives us, between now and the 22nd time to become familiar with them.

Commissioner Lenares: Absolutely. The e-mail did not include the 6:00 meeting.

Chairman Pane: It wasn't in the e-mail.

Commissioner Lenares: No, it wasn't in the e-mail. The packet was opened maybe ten minutes ago and I threw it in the bag, so that is why I was tardy. I apologize.

Chairman Pane: No problem. I asked the Planner to have the special meeting because I thought we needed it, so we will make sure that it is in the e-mail, and we are going to plan for a special meeting on the 22nd at 6:00. That's all right with everybody?

Commissioner Claffey: I don't have a problem with that, but are there any other departmental inputs, you know, Parks and Rec, Highway, Grounds, etc?,

Craig Minor: There won't be any more, that's already been done.

Commissioner Claffey: All right. I saw one on planting of trees and I know there are a lot of sidewalks in town that, they are taking trees down on sidewalks because it costs too much money to repair the sidewalks. That just popped out when I turned to page 36. Street tree planting.

Chairman Pane: We should make a note of that, to have Commissioner Woods look at some of that landscaping stuff, get his opinion on it since he is in that line of work. Since you brought up the trees there, we did a streetscape last year or two years ago in the town center, Constance Leigh, and I think we need to be careful with those in the future, because if you notice there, the trees, they probably didn't have enough land there that was the town's land so what they did was, instead of having the trees far enough away from the sidewalk,

the tree comes into the sidewalk, so by the time that they grow up we're going to have sidewalk problems, so I think that we need to, a little better planning on that, and if it is in a location where we don't have that access yet because the land is not developed, then maybe don't put the trees in until the land gets developed, or maybe get permission from the, did we try to get permission from Hartford Hospital?

Craig Minor: As far as the trees, I don't remember, but we did get permission from the hospital on other things there, the grading, I don't remember talking to them about the trees.

Commissioner Claffey: My only big thing is how they compare and contrast, how they are improved from, how life has changed in the community, sustainability, solar, save the water.

Craig Minor: What I can do is literally with a sharpie mark the items that are somewhere else in the old POCD and note what that page is, and visa-versa because there may be things that are in the old plan that are not in the new plan, any changes, I will do that. It won't be a column by column comparison because that would be very difficult, but I can do it old school.

Chairman Pane: On page 41 the Newington Town Center, "strengthen the center as a mixed-use, pedestrian friendly area with a strong "sense of place."
The key issue for the POCD is how to make Newington Town Center more vibrant, and attractive and relevant, to the needs of the community now and in the future. The overall goals are to encourage pedestrian friendly development (business and mixed-use building) in the Town Center area which:

- Maintains and enhances a vital, useful and functional Town Center
- Helps strengthen Town Center businesses
- Supports the desired overall character of Newington and is sensitive to adjacent residential neighborhoods.
- Carefully guides the reuse of properties for continued grand list growth.

Newington Town Center should be the major community focal point and the business, civic, institutional, and cultural center of the Town. Just as West Hartford Center reinvented itself following the construction of Westfarms Mall and then evolved itself further with the development of Blueback Square, Newington should strengthen Newington Town Center as a mixed-use pedestrian friendly place with a strong "sense of place."
Does anyone have any comments on that?

Commissioner Claffey: My concern for the town center and I may be a little jaded, I live literally behind Starbucks in the town center, so I walk a lot into town and it's really, we got into this a little, TPZ a two weeks ago about signage and directional signs and you don't know where anything is in town. Like, if someone parked their car behind in the municipal back lots, you are looking at page 41, because they outlined everything, you really don't know where anything is. You are inside the box, and everything is outside the box. So, I mean the parking lots, tough to try to get around, and they talk about a sense of walking and I think they go hand in hand, and it's a hard downtown to navigate. I think it's more divided than they show it, I think the post office and the old market is its own little entity in town because it doesn't connect to anything else because there is a huge company right in the center of that.

Chairman Pane: Which is changing.

Commissioner Claffey: That's what I'm saying, as we evolve, we try to take this yellow box, I think it should extend farther down, all the way to the senior center, down Cedar as a

downtown because you have Walgren's down there. They end it right at the Walgren's parking lot. Now they have the community as a whole all the way down to the senior center.

Commissioner Braverman: You bring up a very good point and maybe we should take a look at it from a geographical perspective. North, south, east, west part of the center, maybe we should look at it as an exciting place, let's go to the east side, let's go to the west side, let's go to the north end and the south end, whatever, imagination, maybe highlight some of the features, or some other, let's play with the idea, let's let some of the students play with the idea too. They could be very creative I would imagine.

Chairman Pane: I think the only thing we need to be careful about in expanding the town center is protecting the residential area around it. I think you are right though, the town center kind of includes the senior center down the street, but there is some residential between them. I think that we have a lot of potential in the town center that would be possible with the changing of the Keeney factory, and I think if the town center had to expand anywhere it should expand towards the Berlin Turnpike up towards the Hartford Hospital property. I think that would be the only position.

Commissioner Fox: But if you can't use that property, as you said, the only way to get the town center a little more lively is to go up, and I don't see that. Not at all.

Commissioner Claffey: It all does come back, I think the parking, he refers to Blue Back in West Hartford, I mean, they are having a huge parking war now down in West Hartford center, I mean, they are blocking streets off, they are making some streets where you can't even park because it abuts the neighborhood and you're right, I would hate to walk out in front of my house and have people parking there because they go to T.J.'s or something, but then again, I do understand because I do live.....

Craig Minor: In the Town Center.

Commissioner Claffey: I live in the town center, I agree with you. I don't hear the traffic as much as I thought I would, but you know, I'm in the town center so I have to accept that maybe someone will park on Wells Drive and go to T.J.'s.

Chairman Pane: West Hartford has had some problems, the parking is subject to sales tax and they are also raising it twenty-five cents if you use a credit card, which I'm not sure if that is legal, and they were upset, the Town of West Hartford was upset because they had to pay \$2,098.00 in credit card fees. Well, if you pay \$2,098.00 in credit card fees, you're taking in a lot of money. So I think Newington has a really good opportunity because the way West Hartford is, they are losing some restaurants and maybe we could pick them up. If we continue to make sure, that is why parking is really important, to make sure that we keep our parking counts correct because you could see what happens if you don't have enough parking, you can see you would have a problem.

Commissioner Claffey: I guess talking to what you and Commissioner Fox brought up, this moving east, how is that relationship that the town has with the property owners that are to the east, going up the hill. I mean, is it good, bad....

Chairman Pane: I don't think that there is much of a relationship right now. I think that is something that the Mayor, the Council and the Town Manager can try to achieve. I think that is the only place that we can go. I think that if the factory decides to leave, we have an opportunity for maybe a restaurant or two provided that we have enough parking. Maybe some small specialty stores with housing above. Maybe you have some apartments or have

some living space on the second or third floors but it has a lot of opportunities there. There is not one other town center that is going to open up a whole block possibility, so I think our leaders would be wise to communicate with the owners of the property and try to plan something that benefits not only Newington but benefits the owners of the property too.

Commissioner Fox: I think maybe the Economic Development Commission, maybe the new Commissioner when we get one, can look at what development might be there.

Commissioner Gill: The Hartford Hospital space there, what's going on with that, or is there anything and whose space is that?

Chairman Pane: The land or....

Commissioner Gill: The land.

Chairman Pane: It's all Hartford Hospital, it's all Hartford Hospital's land and I'm sure they have plans with it. I'm not sure what their long range plans are, that's something that the leaders should sit down with them and....

Commissioner Gill: Yes, because you could incorporate that, the Keeney property is right across the street from that property. There is no reason that they couldn't all be expanded.

Commissioner Claffey: What is that little building right across, they gave us a picture on page 41, between Constance Leigh and that next driveway that goes up into the hospital.

Craig Minor: It's Hartford Hospital property and it's public land zone, which is a strange zone.

Chairman Pane: Eventually you may end up changing the zone so, like a PD zone, if you come up with a better plan you could end up changing it to just the Business Town Center Zone.

Commissioner Claffey: We definitely need to bring them in, stir the pot and see what their twenty year plan is. It may align with us and they maybe want to put living facilities or additions and that would align really nicely with the back side of your town center to have something like that. I would like it better than office buildings right there, but that's my opinion.

Chairman Pane: I'm going to wrap this up but I'm going to go to Public Participation before we close down.

PUBLIC PARTICIPATION (Briefing booklets No. 1 through 16)

Rose Lyons, 46 Elton Drive: I have a bunch of things written down here, but I know that you are getting ready for the 7:00 meeting.

I'm liking what I'm hearing around the table, I've heard it before and I will probably hear it again, I heard Jeff Wright's version of the center of town and building up and restaurants coming and all this other hoopla, the focal point in the center would be the center of the municipal parking lot. The only thing I have seen there for activity is some blow-ups of Mickey Mouse and Christmas Trees and things. Something has to be done with the center of town, it's not just going to be talk around the table I hope this time.

As far as the signs, great idea, but I also have mentioned many times to you that I hope you would hold the town just as accountable as you do the business owners around here. In the

center of town, no offense, we have a nice Christmas tree, then we have a rolling, scrolling snow man, and a Menorah which is nice but I think it could be a little bit simpler, without the rolling scrolling snow man because the people in the center of town can't do that.

Again, kindness counts, wonderful idea, the signs were all around town, they were going to get picked up or be delivered to the Extravaganza part that they had and there are some sitting on the turnpike. I think a lot has to be done to look at conforming to what we have as far as Administrative Letter #35 which spells out how the signs should look and when I asked about the EV signs attached to the sign for the municipal parking lot, I was told TPZ has no control over it. I think that your vision is great and I hope it is the vision of other departments and other units. The Young Farm, there is a trail accessible on the Young Farm. There are dogs running on that property, it's not a dog park, but people are trying to have community gardens, there are dogs, there are people who say, we don't have a dog park, so I'm going to let my dog go loose, there has to be some uniform way of controlling our public land. Like I say, I like what I'm hearing here it's just that I've heard it before, heard it five years ago, ten years ago, and as far as Hartford Hospital goes, what I heard at Economic Development was that, when it was suggested for a medical building there, that Hartford Hospital doesn't go with medical facilities where Saint Francis, it's competitor, doesn't have a facility.

It's an aging population. If they could put in some sort of senior housing or whatever, that would be great. It's a big piece of property, the Keeney property, it's a wonderful vision, but I'd like to see a master plan and that is what we have been asking, we as residents have been asking for a master plan.

As far as the meeting goes with Glenn, there were maybe 45 or 50 people, but it wasn't a good demographic spread. Most of us that were here were aging, and we want to see that, and the younger people wanted recreation, but I don't think it was a very good cross section of people. Just my opinion. Thank you.

Chairman Pane: Thank you. Anybody else from the public like to speak on the 2020 plan.

Rose brought up a good point. Do you think, on the Administrative Letter #35 which explains how a town sign should look, in the Town of Newington, maybe that should be part of our references here, or part of it in our Plan of Development so that when signs are designed by some of the other, the Economic Commission or whatever so that they know that that should be followed.

Craig Minor: Since Ms. Lyons brought this up a few years ago, I have made it my job as the Town Planner, where I do more than just report to you, my other duties, I have to be sure that when designs are printed out, that staff follows the regulations, but maybe we could put it in the zoning regulations. That would be a good place for it.

Chairman Pane: I don't see any problem with referencing it in the 2020 Plan, maybe in the area where we talk about adding additional signs at Gateway locations. We could say, you are to follow the Administrative Letter #35 or however you want to reference it. In the new plan here it talks about finding some gateway locations for signs and businesses and for the town.

I'm going to adjourn this meeting so that we can have our regular meeting. Is there a motion?

IV. ADJOURN

Commissioner Fox moved to adjourn the meeting. The motion was seconded by Commission Sobieski. The meeting was adjourned at 7:05 p.m.

Respectfully submitted,



Norine Addis,
Recording Secretary

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: January 15, 2020
Subject: Petition #41-19: Residential Subdivision at 55 East Robbins Avenue. Dornelas Home Improvement LLC, owner/applicant; Helton Dornelas, 65 Wood Pond Road, Farmington CT, contact.

Description of Petition #41-19:

This petition is to split the developed lot at 55 East Robbins Avenue in two, with the existing house to remain on one of the lots.

Staff Comments:

55 East Robbins Avenue is located on the southwest corner of Flagler Street and East Robbins Avenue. The existing house was built in 1928. The property consists of two parcels from the 1925 "Miami Heights" subdivision which were merged by a previous owner when the previous owner constructed an accessory building in the southwest back corner (As an aside: if the previous owner had not built the accessory building, the current owner would not need to go through the subdivision process to split the lot in two.)

There are numerous, substantial deficiencies with the plans as submitted which I described to the applicant back in November. As of this writing he has not submitted revised plans. He has given his permission to extend the decision deadline, so I recommend TPZ take no action on this application at this time.

cc:
Dornelas Home Improvement LLC
Town Engineer
file

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



\$330

Petition # 41-19

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

OK #5350
APPLICATION FORM

LOCATION: 55 EAST ROBBINS AVENUE

ZONE: R-12

APPLICANT: DORNELAS HOME IMPROVEMENT LLC

TELEPHONE: 860 214 9175

ADDRESS: 65 WOODBOND ROAD FARMINGTON

EMAIL: HELTONDORNELAS@HOTMAIL.COM

CONTACT PERSON: Helton Dornelas

TELEPHONE: 860 214 9175

ADDRESS: 65 WOODBOND ROAD FARMINGTON CT 06107

EMAIL: HELTONDORNELAS@HOTMAIL.COM

OWNER OF RECORD: DORNELAS HOME IMPROVEMENT LLC

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").
- Special Permit per Section _____ 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:

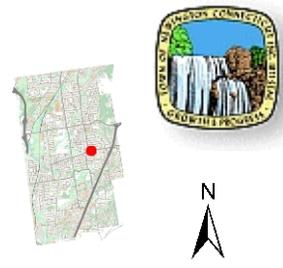
"I hereby consent to site inspections before, during and after construction to verify proper functioning of the erosion and sediment controls and of the stormwater management design."

	11/07/19		11/07/19
APPLICANT	DATE	PROPERTY OWNER	DATE

COMPLETE APPLICATIONS SUBMITTED NOT LESS THAN 14 DAYS BEFORE THE NEXT TPZ MEETING MAY BE PUT ON THE AGENDA. A COMPLETE APPLICATION CONSISTS OF: THE APPLICATION FEE; SITE PLANS (IF APPROPRIATE); STORMWATER MANAGEMENT ANALYSIS (FOR SITE PLANS); NARRATIVE EXPLANATION (FOR SPECIAL PERMITS).



55 East Robbins



Map Legend

Parcels

BA SEMA P LEGEND

- Centerlines
- Local Roads
- Major Roads
- Highways
- Buildings
- Pool
- Deck
- Railroad
- Sidewalks
- Driveways
- Paved Road
- Streams
- Marsh/Wetlands
- Water
- Vegetation

This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. Neither the Town of Newington nor any of its consultants shall be held liable for any loss, damages or claims made solely as a result of anyone referring to this map.

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: January 15, 2020
Subject: **Petition #02-20: Site Plan Modification at 2414 Berlin Turnpike (Mykonos Restaurant). JCJ Associates LLC, owner; Despina Milios, applicant; Mike Milios, 2414 Berlin Turnpike, Newington CT, contact.**

Description of Petition #02-20:

This is an application for site plan approval of a 235 S.F. addition to the existing restaurant building which is currently a dining patio.

Staff Comments:

This building is one of four separate buildings on the property, all sharing the same parking area. See overhead photograph of the site (attached). This particular building has gone through several site plan modifications over the past decade or so.

When I did my review of the site plan I noticed that the Parking Schedule table for the entire site is exactly the same as on the previous site plan approved by TPZ in 2012. That was a problem, because it didn't account for the additional 235 S.F. of "floor area open to the public" which is currently the dining patio.

But then I noticed that the Parking Schedule table was based on old, pre-2016 parking requirements. In 2016 the retail parking requirements were reduced. It isn't 6 spaces per 1,000 S.F. up to 50,000 S.F. anymore; now it is only 5 spaces per 1,000 S.F. for the first 10,000 S.F. and 4.5 spaces per 1,000 S.F. for 10,001 S.F. – 50,000 S.F. That reduces the overall site parking requirement by 16 spaces, which is more than enough to accommodate the parking needed for the additional restaurant interior seating.

I have not yet received the Town Engineer's comments on this plan.

cc:
Town Engineer
The Bongiovanni Group, Inc.
file

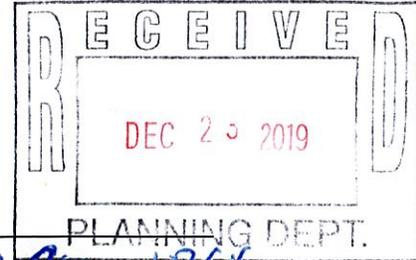
Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner@newingtonct.gov
www.newingtonct.gov



\$200 OK# 2661

Petition # ~~113184~~ 02-20

TOWN OF NEWINGTON TOWN PLAN AND ZONING COMMISSION



APPLICATION FORM

LOCATION: 2414 Berlin Turnpike - Mykonos

ZONE: _____

APPLICANT: Despina Milias

TELEPHONE: 860-967-1864

ADDRESS: 2414 Berlin Turnpike

EMAIL: mihail.milias@gmail.com

CONTACT PERSON: Mike Milias

TELEPHONE: 860-518-9526

ADDRESS: 2414 Berlin Turnpike

EMAIL: pikikli1321@gmail.com

OWNER OF RECORD: Mihail Milias

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").
- Special Permit per Section _____ 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:

"I hereby consent to site inspections before, during and after construction to verify proper functioning of the erosion and sediment controls and of the stormwater management design."

<u>Despina Milias</u> APPLICANT	<u>12/11/19</u> DATE	<u>[Signature]</u> PROPERTY OWNER	<u>12/11/19</u> DATE
------------------------------------	-------------------------	--------------------------------------	-------------------------

COMPLETE APPLICATIONS SUBMITTED NOT LESS THAN 14 DAYS BEFORE THE NEXT TPZ MEETING MAY BE PUT ON THE AGENDA. A COMPLETE APPLICATION CONSISTS OF: THE APPLICATION FEE; SITE PLANS (IF APPROPRIATE); STORMWATER MANAGEMENT ANALYSIS (FOR SITE PLANS); NARRATIVE EXPLANATION (FOR SPECIAL PERMITS).





Google

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: January 15, 2020
Subject: Petition #01-20: Residential Subdivision at 890 Willard Avenue. Cross Construction LLC, owner/applicant; George Flores, 151 Maple Hill Avenue, Newington CT, contact.

Description of Petition #01-20:

This petition is to subdivide the large developed lot at 890 Willard Avenue into four small lots, with the existing house to remain on one of them.

Staff Comments:

890 Willard Avenue is located on the southeast corner of Cross Street and Willard Avenue. The existing house was built in 1944. The parcel is comprised of about a dozen narrow parcels from a 1912 subdivision which were merged into a single lot many years ago. The existing house sprawls over several of the old parcels, as does the existing driveway and an accessory building. (As an aside: if the previous owners had not merged the dozen lots by putting the driveway and accessory building on them, the current owner would not need to go through the subdivision process to split them off.)

I have reviewed the plans and had some minor comments for the applicants (attached). I have advised the Town Engineer that given the small size of this subdivision, the LID stormwater management proposed by the site engineer satisfies the “maximum extent practicable” requirement. He has revised his review comments accordingly (attached).

cc:
Cross Construction LLC
Town Engineer
file

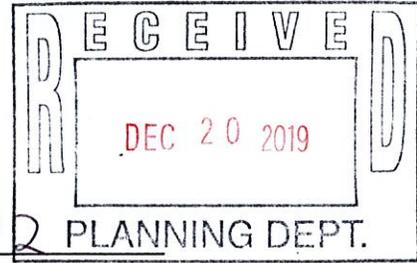
Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner@newingtonct.gov
www.newingtonct.gov



\$ 4770 CR# 9119

Petition # ~~112/119~~ 01-20

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION



APPLICATION FORM

LOCATION: 890 Willard Avenue ZONE: R-12 PLANNING DEPT.

APPLICANT: Cross Construction LLC TELEPHONE: 860-214-4816

ADDRESS: 580 Broad St Bristol, CT 06108 EMAIL: george.flores615@yahoo.com

CONTACT PERSON: George Flores TELEPHONE: 860-214-4816

ADDRESS: 151 Maple Hill Ave, Newington, CT 06111 EMAIL: ADAMOS1163@GOL.COM

OWNER OF RECORD: Cross Construction

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").
- Special Permit per Section _____ 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:

"I hereby consent to site inspections before, during and after construction to verify proper functioning of the erosion and sediment controls and of the stormwater management design."

	<u>12-19-19</u>		<u>12-19-19</u>
APPLICANT	DATE	PROPERTY OWNER	DATE
<u>George Flores / cross const LLC</u>		<u>George Flores mgr. cross construction</u>	

COMPLETE APPLICATIONS SUBMITTED NOT LESS THAN 14 DAYS BEFORE THE NEXT TPZ MEETING MAY BE PUT ON THE AGENDA. A COMPLETE APPLICATION CONSISTS OF: THE APPLICATION FEE; SITE PLANS (IF APPROPRIATE); STORMWATER MANAGEMENT ANALYSIS (FOR SITE PLANS); NARRATIVE EXPLANATION (FOR SPECIAL PERMITS).



TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Tanya D. Lane
Town Manager

Office of Town Engineer

Gary J. Fuerstenberg, P.E.
Town Engineer

January 9, 2020

George Flores
Cross Construction, LLC
151 Maple Hill Avenue
Newington, CT 06111

**RE: 890 Willard Avenue
Subdivision of Budney Estates**

Mr. George Flores,

We reviewed plans titled *Budney Estates, Willard Avenue, Cross Street & Moreland Avenue*, sheets 1 through 7 of 7, dated 12-02-19, prepared by Bongiovanni Group, Inc. (received December 30, 2019).

This review considers the zoning regulations will be amended to exempt small subdivisions that do not include a new street from LID requirements.

Consider providing a demolition plan showing what site features are removed and remain.

Sheet 2 of 7 – Subdivision Map

1. Provide signature block for the Newington Town Planning and Zoning Commission.
2. Dimension encroachments (chain link fences, brick pillars, etc.) over property/right-of-way lines.
3. Show tree symbols for existing trees or remove text identifying trees.

Sheet 3 of 7 – Utilities and Improvements Plan

4. Consider removing trees/shrubs and fences from the corner vision triangle.
5. Consider locating driveways for lots 1 and 4 as far from the intersections as possible.
6. Differentiate between existing and proposed trees/shrubs.
7. All plans shall be appropriately signed and sealed by a Connecticut licensed land surveyor or professional engineer.

Sheet 4 of 7 – Erosion & Sediment Control Plan

8. Protect existing catch basins at the intersection of Moreland Avenue and Cross Street with a siltation-collecting type device.
9. Clean the catch basins and all drainage pipes after paving and landscaping are complete. Include in sequence of work notes.
10. Provide a detail for stockpiled material with erosion and sediment control devices.
11. A Connecticut licensed land surveyor shall certify that all erosion and sediment control measures are installed in the locations specified on the approved plans prior to the start of work.
12. Notify the zoning enforcement officer for inspecting the erosion and sedimentation controls prior to beginning earthwork and after the erosion and sediment measures have been installed.

13. Notify the zoning enforcement officer for inspecting the new vegetation after vegetation is established and prior to removing erosion and sediment measures.

Sheet 5 of 7 – Sanitary Sewer Plan & Profile

14. Extend limit of pavement restoration to curb along Moreland Avenue. Do not leave narrow strip of pavement between utility patch and curb.

Drainage Comments:

15. Provide pre-development and post-development impervious areas for all four lots.

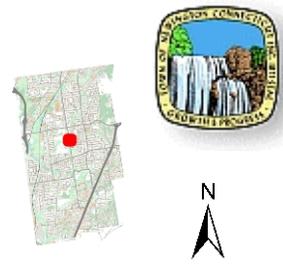
If you have any questions, please contact me to review and discuss the above comments.

Sincerely,



Gary J. Fuerstenberg, P.E.
Town Engineer

Cc: Craig Minor, Town Planner
Andrew Armstrong, Assistant Planner, Zoning Officer



Map Legend

Parcels

BA SEMA P LEGEND

- Centerlines
- Local Roads
- Major Roads
- Highways
- Buildings
- Pool
- Deck
- Railroad
- Sidewalks
- Driveways
- Paved Road
- Streams
- Marsh/Wetlands
- Water
- Vegetation

Budney Estates



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TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: January 15, 2020
Subject: **Petition #03-20: Renewal of Special Permit #04-17 (Accessory Apartment) at 71 Eddy Lane. Steven and Laura Dutil, owner/applicant. Steven Dutil, 71 Eddy Lane, Newington CT, contact.**

Description of Petition #03-20:

This is an application to renew the Accessory Apartment special permit which was approved in 2017 with the condition that it be subject to renewal in three years, after a public hearing.

Staff Comments:

The applicant has asked that the public hearing be scheduled for February 26, because he is not available on February 12.

cc:
file

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

Minor, Craig

From: Steven Dutil <stevendutil@yahoo.com>
Sent: Friday, January 10, 2020 10:14 AM
To: Minor, Craig
Subject: Special Permit accessory apartment renewal 71 Eddy Ln

Hi Craig,

We have an accessory apartment at 71 Eddy Lane. I believe the date the special exception expires is 2/22/20.

Email or cell phone works. Thanks for your time.

Steven Dutil
860-716-0682

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Certified Mail: 9314 8699 0430 0031 6600 79

March 6, 2017

CERTIFICATE OF ACTION

Steven and Laura Dutil
71 Eddy Lane
Newington, CT 06111

Dear Mr. and Mrs. Dutil:

Re: Petition #04-17: Special Permit (Section 6.13: Accessory Apartment) at 71 Eddy Lane. Steven and Laura Dutil, owner/applicant. Steven Dutil, 71 Eddy Lane, Newington CT, contact.

This is to inform you that the above request was approved, with a condition, at the regular meeting of the Town Plan and Zoning Commission on February 22, 2017. A legal notice to that effect was published in the New Britain Herald on February 25, 2017.

The condition was:

1. This approval shall be good for three years (expires February 21, 2020) but may be extended by the Town Plan and Zoning Commission after a public hearing if such extension is requested by the property owner.

This Special Permit will not become effective until you have filed this original Certificate of Action with the Town Clerk of the Town of Newington. The filing fee is \$53.00.

Yours truly,

Craig Minor, AICP
Town Planner

cc:
ZEO
file

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

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: January 15, 2019
Subject: Town Planner Report for January 22, 2020

1. LID Subdivision Amendment:

At the last TPZ meeting the Commission adopted the policy that residential subdivision of less than some small number and without a new street shall not have to comply with the LID subdivision regulations. In the parlance of Newington's LID regulations, any such subdivision will be presumed to have met the "to the maximum extent practicable" threshold.

To give future applicants the benefit of being able to read this policy in the subdivision regulations, I recommend the attached amendment.

cc:
file

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

SUBDIVISION REGULATIONS

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

SECTION 3.0 DESIGN REQUIREMENTS

3.7 Drainage and Storm Water Improvements

3.7.1 Responsibility: The developer shall be responsible for constructing adequate facilities, including the implementation of low impact development techniques **where required by these regulations**, for the control, collection, conveyance and acceptable disposal of stormwater, other surface water and subsurface water, whether originating within the subdivision area or in a tributary drainage area.

3.7.2 Regulatory Standards: The applicable standards for stormwater management shall be as specified in Section 2.1 of the *Low Impact Development and Stormwater Manual for the Town of Newington*:

- a. Standard 1 – Use of Low Impact Development to Reduce Stormwater Runoff and Pollutants (maximum extent practicable standard).
- b. Standard 2 – Peak Flow Control and Flood Protection.
- c. Standard 3 – Construction Erosion and Sediment Control.
- d. Standard 4 – Operation and Maintenance.
- e. Standard 5 – Redevelopment.

3.7.3 Improvement Standards: Such drainage and stormwater improvements shall be designed, constructed and maintained in accordance with the *Low Impact Development and Stormwater Manual for the Town of Newington* adopted by the Commission. **Residential subdivisions with fewer than five new building lots, or with no new streets, shall be presumed to have met the “maximum extent practicable” requirement discussed in the *Low Impact Development and Stormwater Manual for the Town of Newington*.**