

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

Memorandum

To: TPZ Commission
From: Erik S. Hinckley, Asst. Town Planner/Land Use Enforcement Officer
Date: March 16, 2022
Re: 3333 Berlin Turnpike – Special Permit Petition 10-22

Staff Report:

The applicant is applying for a special permit under section 6.2.5 of the regulations for a free-standing sign for the residential property at 3333 Berlin Turnpike.

The proposed sign will be located on a parcel of land that contains 13.34 acres with access from Pane Road. This property was approved as a mixed-use development and will contain 3 residential apartment buildings. The planned sign will be placed outside of any road right-of-way. As proposed the sign meets the requirements for both height and allowable signage under section 6.2.5 of the regulations. The sign will be 8' in height and contain 32 square feet signage as proposed. This sign will have external illumination only. As placed the sign does not appear to conflict or obstruct the views of vehicular traffic and staff recommends approval.

Commission:

In reviewing this application, the commission should consider the criteria for all special permits delineated in section 5.2 of the regulations, specifically section 5.2.6 (attached). Also attached are the regulations governing free-standing signs in section 6.2.5 of the regulations.

5.2.6 In reviewing the proposed special permit, the Commission shall consider the following criteria as well as any specific standards pertaining to the requested special permit or special permit and record its findings in the record of the meeting:

- A. The need for the proposed use in the proposed location.
- B. The existing and probable future character of the neighborhood in which the use is located.
- C. The size, type and location of main and accessory buildings in relation to one another, and in relation to other structures in the vicinity.
- D. Traffic circulation within the site; amount, location and access to parking, and traffic load or possible circulation problems on existing streets or proposed streets and driveways considering impact on existing streets are effected. For large scale retail developments in excess of 40,000 square feet of gross floor area a traffic impact analysis report with proposed mitigation measures shall be submitted with the application.

E. Availability of public water and sewer, and possible overloading of water and sewage systems and the adequacy of the existing off site storm water system serving the property to safely accommodate any increase in drainage. (Effective 12/01/2001)

F. Location and type of display signs, lighting and landscaping and the impact of type signs on adjacent properties.

G. Safeguards to protect adjacent property, and the neighborhood in general, from detriment including, but not limited to proper buffering.

6.2.5 Free Standing Business Signs

In any non-residential zone, Free Standing Business Signs may be permitted by the commission as a special permit 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.