

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

Memorandum

To: TPZ Commission
From: Renata Bertotti, Town Planner
Date: April 5, 2022
Re: 77 and 93 Pane Road – Special Permit and associated Site Plan Petition 15-22

The applicant is applying for a special permit and associated site plan under section 3.19 and 3.15.6 for a place of physical activity at 77 and 93 Pane Road.

A Special Permit application requires a public hearing. When considering special permit applications, the commission should refer to the General Special Permit criteria listed in section 5.2.6 of the regulations.

Site plan applications do not require public hearings, and are reviewed under the provisions of section 5.3.3. of the regulations.

Project Description:

SBS Realty, LLC is proposing to construct a Safe Splash Swim School building with additional commercial retail space on two (2) parcels located at 77 & 93 Pane Road in PD zone. The two parcels combined are 2.55 and will be combined a single parcel as part of the project.

The Site is located within the Planned Development Zoning District (PD). Per Section 3.19 and 3.15.6 of the Zoning Regulations the swim school is listed as a special permit use within the district as a "place of physical activity or recreation". The additional commercial retail space is listed as a permitted use with the PD District per Section 3.18.1, 3.14.1 and 3.10.1.

According to the narrative submitted with the application, the proposed work will consist of the construction of an 11,170 square foot building at the northeast corner of the site along the frontage of Pane Road. The Safe Splash Swim School will occupy 7,130 square feet of the building at the southern end with the additional commercial retail space occupying the balance of the floor area, or 4,040 square feet of northern end. Main access to the site will be provided through a new 28' wide curb cut to Pane Road and the center of the site providing a future development pad along the westerly half of the property. The future development is not included as part of the current application and additional permitting will be required.

Site plans and architectural elevations are attached for your review.

Regulations for Review:

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 affected. 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.

5.3.3 Commission Review

In reviewing site plans, the Commission shall consider the following, as well as the conditions and standards herein. Applicants should also refer to Section 7.4, Design Standard and Site Plan Checklist.

- 1. The existing and planned future character of the adjacent property.
- 2. Traffic circulation within the site; amount, location and access to parking; traffic generated and possible traffic hazard or circulation problems on existing or proposed drives or streets.
- 3. Availability and adequacy of public utilities serving the site and the adequacy of the existing and proposed stormwater system to accommodate any increased drainage. (Effective 12/01/2001)
- 4. The location of signage, lighting and natural or landscape features.
- 5. Safeguards to protect adjacent property and the neighborhood in general from detriment or depreciation.
- 6. The suitability of the building design to its site.

7. Safeguards to promote the convenience of travel and the orderly use of land through the safe location of driveways, the number, size and access points to a site in relationship to adjacent properties and the public roadway. (Effective 12/01/2001)