

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: April 20, 2022
Re: 165 Stamm Road – Site Plan Petition 17-22

Staff Report:

The applicant is applying for site plan approval, under petition 17-22 for a Contractor Facility and Storage Yard at 165 Stamm Road which is in the I (Industrial) zone.

The parcel is 1.08 acres and also contains regulated wetland areas (the applicant has made application to the Conservation Commission for that approval). As existing the site is currently used as a contractor storage yard. The applicant is proposing a one-story garage/office building of approx. 4,000 square feet. The maximum building height is shown as 1 story. There are 14 total parking spaces proposed which includes 1 accessible space (see sheet 2 of 5). There is also a bituminous parking lot and gravel area to be utilized for outside storage. The applicant is also constructing a pre-treatment sediment forebay to treat stormwater before it leaves the property to the west.

The site will be accessed from Stamm Road through 1 (one) entrance/exit to the site. That existing entrance will be improved to meet the zoning requirements for both width and new curbing.

This proposal includes site lighting and landscaping (see sheet 2 of 5) which are both consistent with the regulations.

This site will be used as a garage, rental space, and construction yard. Equipment and material will continue to be stored on site.

This site, building type, and use are consistent with the other surrounding operations on Stamm Road and are in character with that area.

As noted this site plan application meets the zoning regulations and staff recommends approval.

Commission:

In reviewing this application, the commission should consider the criteria for site plans as delineated in section 5.3.3 of the regulations.

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)