



TOWN OF NEWINGTON

Office of the Town Planner

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MEMORANDUM

TO: Newington Town Plan & Zoning Commission
FROM: Michael D'Amato, AICP, CZEO, *Michael D'Amato*
DATE: May 2, 2022
SUBJECT: **Petition# 23-22:** Special Permit (Sec. 6.16) to Allow a Hybrid Retail Location for Adult-Use Cannabis Sales at 2903 Berlin Turnpike, Applicant: Verano, Owner: GLM1867 Realty LLC, Newington Realty Inc, Contact: Rain Theobald

Date of Receipt		April 27, 2022	
Deadline for Decision		35 to close hearing, 65 days from hearing close to decide.	
Other Agency Reports Required?		No	
Extension Eligible?	Yes	Total Possible Days	65
Materials Reviewed		<ul style="list-style-type: none">• Application for Special Permit: Hybrid Retail Dispensary. 2903 Berlin Turnpike, pages 1-24 inclusive.• Site Plan: Langan. 2012• Traffic Impact Study. 2903 Berlin Turnpike. Prepared by KWH Enterprise, LLC.	

Summary

Per the materials submitted, this application seeks Special Permit approval, subject to the criteria of Section 6.16 to establish a Cannabis Hybrid Retail Location at the requested address. 2903 Berlin Turnpike is a 2.2AC parcel with two free-standing buildings. The building subject to this application is an approximately 4,800SF former restaurant establishment located in the Planned Development Zone.

Application Criteria:

Section 6.16.4: Separation Requirements:

The submitted application includes the approximate locations of the nearest regulated uses which would otherwise prohibit a Cannabis Establishment from being located on this property.

Review Comment:

The proposed location meets the applicable separating distances

Section 6.16.5: Minimum Floor Area Requirements:

Not Applicable

Section 6.16.6: Sign and Exterior Display Requirements:

The application materials indicate that a single sign, in compliance with the size standards of this section will be installed.

Review Comment:

The applicant has indicated that installed signage will meet the Zoning Regulations, but a sign rendering has not been provided. In consideration of any approval, the TPZ should clarify that any wall signage will need to be reviewed and approved by staff

Section 6.16.7: Off-Street parking Requirements:

The applicant has indicated that 80 parking spaces are existing and will be provided associated with the proposed use which they believe to be adequate.

Review Comment:

The previous use of the building was for an “eating establishment” which required 96 parking spaces per the Regulations. While this use will require less, at 5 spaces per 1000SF, there are portions of the site which have parking areas which are likely to be used by the other uses within the development. Section 6.1.1.E (Joint Use) does permit shared parking facilities, the TPZ should be comfortable that adequate parking will be available during peak hours for all uses.

With 138 trips during the peak hour on Saturdays, the applicant should clarify that the duration of each transaction will not constrain access to on-site parking and provide how they plan to manage any initial traffic/parking surges immediately following the business opening. (*see proposed conditions below*)

It is recommended that the applicant make arrangements for employee and/or overflow parking should initial parking demand be higher than anticipated.

It is also suggested that signage be installed along a portion of the parking spaces along Main Street closest to the Urgent Care building which read “Parking for Premier Urgent Care Only”. (*see proposed conditions below*)

Section 6.16.8. Security Requirements:

The application materials include information pertaining to building security and hours of operation which will not be before 9am or after 7pm.

Review Comment:

The proposed security plan and hours of operation meet the criteria of Section 6.16.8. However, the application does not specify any specific plans or precautions related to product delivery. **This should be clarified during the public hearing.**

Section 6.16.9: Conditional Approval:

Review Comment:

See proposed conditions

Section 6.16.10: Connecticut Department of Consumer Protection Approval:

Review Comment:

See proposed conditions

Additional Staff Comments:

Ventilation: While not specifically mentioned within the application, the applicant should clarify if any odors will be transmitted from the building's on-site storage and, if any HVAC upgrades are planned to ensure that any venting from the building does not produce odors for adjacent properties.

Traffic Impact Study: The Town Engineer reviewed the provided Traffic Impact Study and indicated that while the existing traffic corridor is congested, he is generally in agreement with the assertion that the proposed use will have a negligible to low traffic impact.

Conditions for Consideration:

1. Building signage is not approved as part of this application. Signage will require review and approval by Town Staff.
2. Signage shall be installed along the six (6) parking spaces fronting Main Street closest to 2909 Berlin Turnpike which reads "Parking for Premier Urgent Care Only"
3. Any increase in size to the "sales floor" from 1,496SF shall first require review from the Commission.
4. All entrances and loading areas shall be adequately lit. Any exterior lighting to be installed shall be full-cutoff fixtures.
5. The facility shall meet, at all times, the security requirements of Section 21a-408-62 of the State of CT Regulations, as amended.
6. This approval shall not be finalized and effective until the application has provided the Town Planner's office with a copy of an issued "Hybrid Retailer" cannabis license from the Department of Consumer Protection.
7. Unless otherwise extended in accordance with Section 6.16.9(c), this approval shall expire after six (6) months if the applicant fails to provide a copy of an issued "Hybrid Retailer" license from the State of CT Department of Consumer Protection.
8. The applicant shall provide a copy of any license renewal to the Town Planner's office within thirty (30) days of such renewal being granted.
9. In the event that the applicant or Town staff determine that initial operation volumes necessitate, the applicant shall make adequate provisions to control and direct traffic within the development until such time as initial traffic volumes dissipate
10. A copy of this Special Permit shall be filed in the Town Clerk's Office along with a copy of the State issued Hybrid Retailer establishment license within ninety (90) days of the issuance of a final license from the CT Department of Consumer Protection.