



# TOWN OF NEWINGTON

## Office of the Town Planner

200 Garfield Street, Newington CT

Tel.: (860) 665-8575

### MEMORANDUM

TO: Newington Town Plan & Zoning Commission  
FROM: Michael D'Amato, AICP, CZEO, *Michael D'Amato*  
DATE: May 27, 2022  
SUBJECT: **Petition# 27-22:** Site Plan Modification, 65 Holmes Rd. Owner: 65 Holmes Investment Partners LLC. Applicant: BL Companies Inc. Contact: K.Hixson.

<b>Date of Receipt</b>		May 25, 2022	
<b>Other Agency Reports Required?</b>		TBD. (Wetlands)	
<b>Extension Eligible?</b>	Yes	<b>Total Possible Days</b>	65
<b>Materials Reviewed</b>		<ul style="list-style-type: none"><li><b>Plans:</b> Site Plan Modification, 65 Holmes Rd. Prepared by BL Companies. Dated May 17, 2022. Sheets 1-12 inclusive.</li></ul>	

#### Summary

Per the materials submitted, this application seeks site plan modification approval related to a number of exterior changes to the site predominantly related to parking areas and loading docks adjacent to the existing building. New site lighting and minor landscaping changes are also proposed. There are no changes to the proposed use of the building or physical changes to the building itself. Pursuant to **Section 5.3.9(2)**, a site plan modification is required.

#### Regulatory Criteria:

##### Section 5.3.1(G):

Requires a submitted site plan to include a Context Map

##### **Review Comment:**

The plans should be revised to include a Context Map in accordance with this Section.

##### Section 5.3.4(5): Architectural Elevations:

Requires architectural elevations or photographs of the existing building elevations.

##### **Review Comment:**

Elevations or photographs of the building depicting the areas subject the modifications should be provided.

##### Section 6.1: Off-Street parking Requirements:

##### **Review Comment:**

The Parking Information Table on Sheet AL-1 indicates a building size of 127,437SF with 383 required parking spaces and 188 provided parking spaces. The Parking Information Table on sheet SP-1 indicates a building size of 117,234SF with 354 required parking spaces and 169 proposed parking spaces. The plans should be clarified to indicate which parking calculations and building sizes are proposed. Given that the site is pre-existing non-conforming regarding the number of parking spaces, no net loss in parking is permissible.

**Section 7.4.14 (D): Utilities:**

Requires lighting to be shielded and directed to the parking lot, not upward or onto adjacent property.

**Review Comment:**

A detail for the “W2” building mounted luminaire should be provided to confirm the mounting angle is 90 degrees.

**Section 7.4.14(D): Utilities:**

Limits the overall height of base, poles or standard and fixtures for lighting in non-residential uses to 17ft.

**Review Comment:**

The plans should be revised to reduce the height of the proposed fixtures to 17ft of less.

**Section 7.4.17: Snow Storage:**

Requires areas to be designated on the site plan for snow storage

**Review Comment:**

The plans should be revised to include the location of snow storage areas

**Section 7.4.1: Fencing:**

Requires fencing in areas of steep embankments

**Review Comment:**

The plans should be revised to include fencing at the top of the slope near the drainage channel in the southeast corner of the property

**Section 7.4.23: Map Title:**

Requires the plans to contain a title block

**Review Comment:**

The cover sheet on the plans should be revised to include the property/building address

**Additional Staff Comments:**

**Inland Wetlands:**

The Town’s official Wetlands Map indicates that the southeast corner of the property contains a small wetland channel. This should be indicated on the plans so that the Town’s Wetland Agent can determine if a permit is required.

**Fire Marshal Review:**

Given that the site layout/access along all three sides of the building is changing the plans have been transmitted to the Fire Marshal’s Office for review and comment.

**Town Engineer Review:**

The applicant should revise the plans to satisfy the comments of the Town Engineer in a memo dated May 25, 2022

**Staff Guidance:**

The applicant should work to make the necessary revisions to the plans and provide the updated set to the Town Planner’s office by Friday June 10<sup>th</sup> so a review of the updated plans can be performed prior to the June 22 TPZ Meeting.