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# TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

## Town Planner

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Town Planner

### Memorandum

**To:** Town Plan and Zoning Commission  
**From:** Erik S. Hinckley, Asst. Town Planner  
**Date:** June 8, 2022  
**Subject:** 4 Hartford Avenue – Site Plan Modification – Petition 30-22

The applicant is applying for a site plan modification at 4 Hartford Avenue under section 5.3.9 of the regulations, for a change in access to the site. The modification alters the access from the site onto Hartford Avenue to demonstrate a more clearly defined right in and right out driveway. These changes were made to satisfy comments made by the DOT during their review process.

### Project Description

The applicant, Jawa Shalo, is proposing to modify their approved site plan to alter the access to the site from Hartford Avenue. The revised entrance is shown on the Detailed Site Layout Plan (sheet 2 of 7). These changes were made in accordance with the DOT review and better facilitate a right in and right out only entrance onto Hartford Avenue.

As proposed this modification meets the zoning requirements.

### Commissioners:

As presented the modification is essentially the same plan that was approved in June 2020. The only change is the access to and from Hartford Avenue.

### **5.3.9 Change in Use and Site Design**

A. A change in use of land or in the use of a structure or building will require site plan approval if any one of the following occurs:

1. Increases the amount of parking;
2. Changes the loading or access;
3. Increases the building's gross floor area by more than 10 percent;
4. Alters the site's parking lot green space, landscaping, or increases the amount of buffering required in Section 6.10.

B. Minor changes not requiring additional parking, loading, access or structural addition of less than 10 per cent to the rear or side areas of buildings will not require site plan approval.

C. For the purposes of this section examples of a change of use would include but are not limited to the conversion or addition of floor space from industrial/warehouse use to retail floor space

or office floor space. the conversion of retail floor space to recreation use or public assembly use, such as a school or sports complex, church, etc. (Effective 12/01/2001)

D. Changes only to the architecture of the building will not require the submission of a new site plan to the Commission. (Effective 12/01/2001)