



Keith Chapman
Town Manager

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

Renata Bertotti
Town Planner

Memorandum

To: TPZ Commission
From: Erik S. Hinckley, Asst. Town Planner / ZEO
Date: June 13, 2022
Re: 96 – 100 Pane Road (previously approved as the residential portion of 3333 Berlin Turnpike) – Site Plan Modification – Petition 33-22

Staff Report Overall Site:

The applicant is applying for a site plan modification for the residential portion of the previously approved site plan at 3333 Berlin Turnpike.

This modification is for residential portion of the project which contains approx. 13.33 acres of land. This site was previously approved by special permit for a multi-family residential use. As proposed the modification will, replace the excess parking areas with landscaping, relocate dumpster locations and other appurtenances, and modify the site circulation.

Review sheet SP-1 to see the changes that are being proposed. Sheet EXH-1 shows a comparison of the approved plan with the new proposal. As proposed the following items are being modified (see sheet EXH-1 for table):

- The total gross floor area of the buildings is being reduced by 11,808 square feet
- The total parking count is being reduced to 404 spaces and deferred parking is eliminated
- The total parking lot area is being reduced by 55,169 square feet
- The interior parking lot landscaping is being reduced by 5,706 square feet. Interior landscaping will still be at 10.3% which meets our current requirements
- The overall impervious area will be reduced 329,510 square feet to 311,029 square feet

As proposed the residential buildings are being slightly reduced in size but will maintain the original 269 units. The on-site parking is being reduced to conform to current parking regulations, 402 are required. The deferred parking is no longer needed and has been eliminated. The overall parking areas and other impervious areas are also being reduced. This reduction will decrease the required amount of interior parking landscaping. However, the actual landscaping percentage of 10% will be met as required. Another item of note is the increased number of sidewalks on the property to promote easier access to the various buildings and other on-site amenities.

These modifications are individually minor in nature, meet the zoning requirements and in staff opinion are overall beneficial to the site. The commission is asked to review the proposed changes because in aggregate, the combined modifications exceed what we believe is intended to be deferred for staff approval under section 5.3.9 of the zoning regulations and in particular the section 5.3.9.A.4.

Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner@newingtonct.gov
www.newingtonct.gov

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)