



TOWN OF NEWINGTON

Office of the Town Planner

200 Garfield Street, Newington CT

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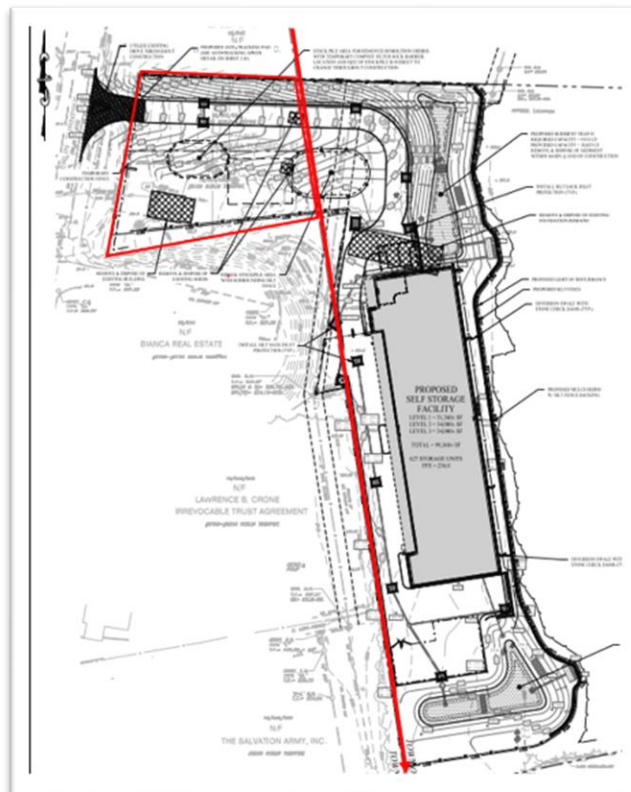
MEMORANDUM

TO: Newington Town Plan & Zoning Commission
 FROM: Michael D'Amato, AICP, CZEO, *Michael D'Amato*
 DATE: February 6, 2023
 SUBJECT: **Petition# 02-23:** Site Plan Approval for a driveway to access a self-storage facility in Wethersfield at 2176 & 2180 Berlin Turnpike. Applicant: BDC Holding Inc. Owner: P.Turgeon, Contact: K.Solli.

Date of Receipt		January 25, 2023	
Deadline for Decision		March 31, 2023	
Other Agency Reports Required?	No		
Extension Eligible?	Yes	Total Possible Days	65
Materials Reviewed		<ul style="list-style-type: none"> • Application Narrative • Site Plan: Proposed "Stack-N-Stor". 2176 and 2180 Berlin Turnpike. Prepared by Solli Engineering, dated 02/03/23. Sheets 1-14 inclusive 	

Application Summary

Per the materials submitted, this application is seeking site plan approval for a portion of the driveway, site lighting and drainage which are associated with the construction of a proposed self-storage facility in Wethersfield. Given that the use in its entirety is located within Wethersfield, the scope of the Commission's review of this application is limited to only the portion of the property within Newington, as shown here in red.



Staff Comments:

Section 7.4.14.D(4): Site Lighting:

Requires lighting to be full cut-off or shielded.

Comment:

The plans should be revised to include details to demonstrate that the proposed pole lights will be full cut-off or include shields. While note #6 of Sheet 2.71 indicates “fixtures are dark sky compliant” to demonstrate compliance, the IDSA seal should be affixed to the plans or note revised to indicate that “all proposed lighting fixtures comply with the standards of the International Dark Sky Association”

Staff Comments:

Landscaping:

1. Given the steep slopes proposed along the Town boundary line to the south of the entrance driveway, the applicant should confirm that the areas to be seeded include a low-maintenance seed mix or will be constructed with slopes that do not prevent mowing.
2. The applicant has proposed (6) Princeton Elm and (2) Eastern Redbud Trees along the north side of the driveway entrance. Given the grading proposed in this area indicates a finished slope of 2:1, the plans should be revised to include a detail to indicate proper planting techniques for planting along slopes.

Staff Guidance:

Staff has no additional concerns beyond those indicated above related to the specific improvements proposed within Newington. If the Commission has general comments on the application overall beyond the scope of the Newington approval, they can be transmitted to the Town of Wethersfield for consideration.