



TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

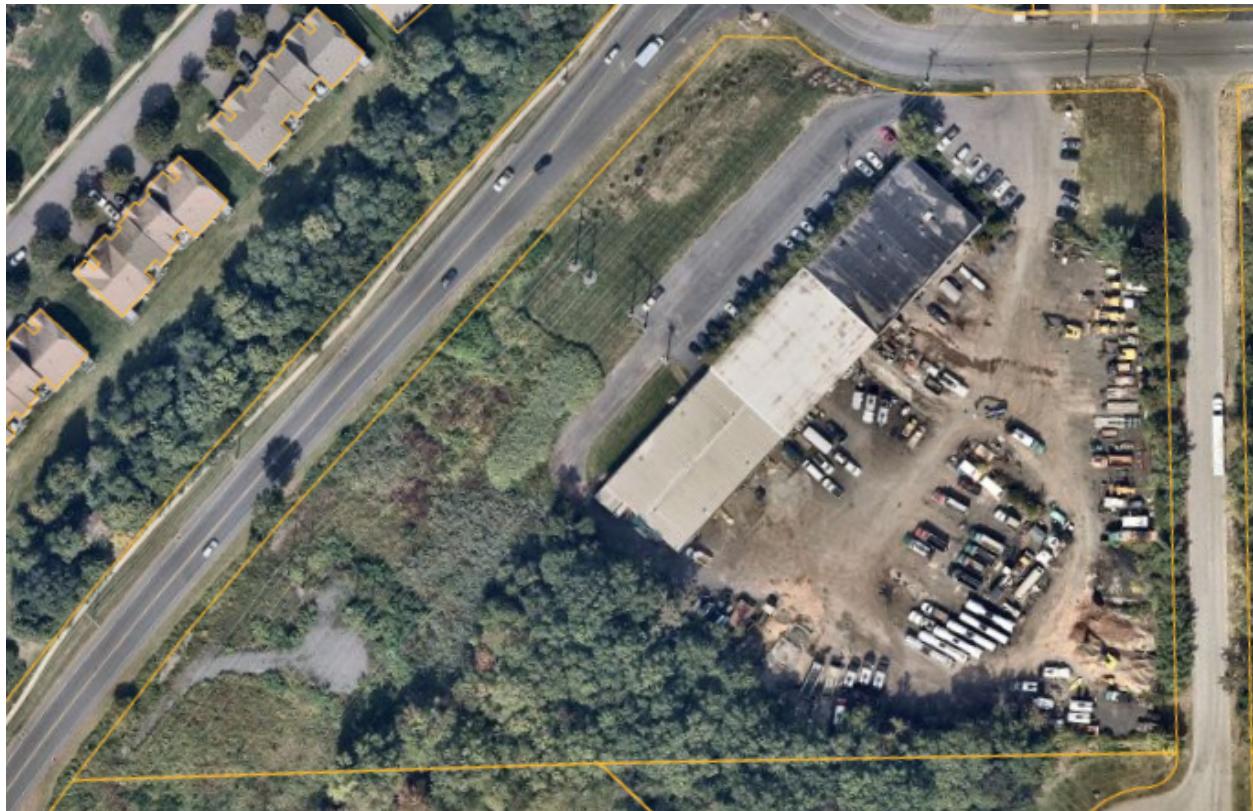
Town Planner

Paul Dickson
Town Planner

Memorandum

To: TPZ Commission
From: Town Planning Staff
Date: May 8, 2025

Petition TPZ-25-8: Special permit (section 3.17.8) for a motor vehicle sales use (construction vehicles) at 15 Holmes Road (a/k/a 15-19 Holmes Road) in the I (Industrial) zone, Owner: Stamm LLC, Applicant: Bituminous Equipment LLC, Contact: Alicia Comer. (Application received 4/23/2025 – 65 days to open public hearing by 6/27/2025)



Staff Report:

The applicant is seeking approval for a Special Permit for an auto-related use pursuant to section 3.17.8 of the NZR. The applicant will be representing a company that produces paving equipment trailers and seeks approval of a Special Permit to become a regional dealer of the paving equipment. The applicant's proposed use requires a DMV license, similar to that of a

large consumer dealership. The property at 15-19 Holmes Road currently serves as a contractor's yard with a number of businesses housed there. The applicant will be utilizing the address of 15 Holmes Road for this operation. The property is located within the I (Industrial) zone and contains approx. 8.03 acres of land. The property is also encumbered by regulated wetland areas and a conservation easement. The applicant's space within the building does not fall within those areas.

Parking

The onsite parking appears to be sufficient for the current uses. Construction equipment is currently stored behind the building and within an access-controlled area. Employees can park within this area as well. There is also ample parking in front of the building.

Site

The proposed use is allowable by Special Permit pending TPZ approval. As proposed the applicant will only be delivering the customer trailers from the manufacturer. The site will act as a pick-up location for these specialized trailers. The applicant expects to execute the sale of 10-12 vehicles a year. The location will not have a showroom. The vehicles for delivery will be stored within the building which is accessed by overhead doors in the rear or in the secured rear portion of the construction yard (see the plan for parking locations). The TPZ approved a site plan for this property in 1998 which included paving, lighting, and striping of the parking lot in front of the building. It appears that work may not have been completed and the Commission may wish to review as needed.

Building and Signage

No proposed sign plan was provided for review. Any future permits for signage would have to conform with the current sign regulations and would be evaluated when applications are received for the required zoning permits.

Staff Comments:

Approval cannot be given at this meeting due to the requirements for a public hearing, which is scheduled to be held at the regular meeting of May 28th.

Staff recommends that the Commission discuss any questions or concerns that could be addressed before or at the upcoming public hearing.

Staff has proposed the following conditions for the TPZ's consideration.

1. The site shall be brought into compliance with the 1998 Site plan. This work includes:
 - a. Construct and pave the front parking lot as approved
 - b. Stripe the front parking lot
 - c. Install the approved lighting

Additional conditions may be added by the Commission depending on the applicant's presentation.

Commission:

Staff has reviewed the appropriate regulation for compliance with section 6.11 of the NZR. Staff comments in regards to these items are noted in **red** below:

Section 6.11 Service, Sale, Repair, Rental or Storage of Motor Vehicles (effective 07/31/2019)

The Commission may grant a Special Permit for the service, sale, repair, rental, or storage of motor vehicles in certain zones only, subject to the following conditions and to the provisions of Section 5.2 (Procedures and Standards for All Special Permits), Section 3.11 (Special Permits Allowed in B Business Zone), and Section 3.17 (Special Permits Allowed in I Industrial Zones).

For the purpose of this section, "service, sale, repair, rental or storage of motor vehicles" include new car dealers, used car dealers, repairers and limited repairers as defined in Sec. 14-51(a) of the Connecticut General Statutes; the sale of gasoline or any other product under the provision of Sec. 14-319 of the Connecticut General Statutes; as well as car washes and car and truck rental businesses.

6.11.1 All structures and equipment such as fuel dispensers shall be at least 30 feet from any street right of way line. **N/A no fuel pumps proposed**

6.11.2 All repairs shall be entirely within a building and at least 30 feet from any street right of way line. The replacement of disposable parts such as windshield wiper blades and starter batteries may take place outside the building. **Any adjustments to equipment will done inside the building or in the rear parking area**

6.11.3 Entrances and exits for any use approved under this section shall be at least 100 feet from a religious institution, school, playground, hospital or any residence. **Distance from the site entrance to the nearest residence is approx. 400' +/-**

6.11.4 No display or storage of any motor vehicle intended for sale or rent is permitted in the required front yard or in the street right-of-way. **No vehicles for sale or rent are to be displayed at this site**

6.11.5 No portion of any use relating to motor vehicles shall be within 100 feet of a residential zone. **See 6.11.3 response**

6.11.6 The façade of the building shall be a combination of brick, split face block or dryvit. Wall signage shall be uniform in size, design and lighting. The architectural style and design shall provide for a good appearance and blend harmoniously with adjacent buildings, and shall be approved by the Commission. **N/A Existing building**

6.11.7 Pursuant to Sec. 14-321 of the Connecticut General Statutes, the Town Plan and Zoning Commission shall act as the local authority in approving Certificates of Location (Gasoline and Motor Oil Sales). **N/A**

6.11.8 Pursuant to Sec. 14-54 and Sec. 14-55 of the Connecticut General Statutes, the Town Plan and Zoning Commission shall act as the local authority in approving Certificates of Location (Dealers and Repairers Licenses). **State Statutes as amended now place the authority for location approvals in the hands of the ZEO**