

BERLIN TURNPIKE (ROUTES 5 & 15)

PARKING EASEMENT TO SPHINX TEMPLE - MOTEL PARKING

N/F ALICE MARQUEZ

RICKEL HOME CENTER

N/F NEWINGTON HOLDING CORP.

BRADLEES

PROPOSED SCOTTISH RITE CATHEDRAL

DEMING STREET

STREET

LIMITS OF WETLANDS FROM THE TOWN OF NEWINGTON'S WETLANDS MAPS.

LEGEND

- PROPERTY LINE
- STREET LINE
- LIMITS OF WETLANDS
- WATER COURSE OR EDGE OF WATER BODY
- NUMBER OF PARKING SPACES IN ROW

AUG 1 1991

TOWN OF NEWINGTON

Certified Mail: P 505 893 066

CERTIFICATE OF ACTION

OFFICE OF: Town Planner

TO: Mr. James P. Cassidy
Hallisey & Herbert
78 Beaver Road
Wethersfield, CT 06109

DATE: August 9, 1990.

SUBJECT: PETITION 41-90 Sphinx Temple A.A.O.N.M.S. Deming Road owner requests site plan approval for Scottish Rite Foundation of Hartford to construct Cathedral building. Represented by James P. Cassidy Hallisey & Herbert 78 Beaver Road, Wethersfield, CT. PD Zone. Sixty-five day decision period ends September 14, 1990.

At a meeting held August 8, 1990, the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION subject to the following conditions:

- Pursuant to Section 6.1.1.2 of the Zoning Regulation the Commission grants approval for joint use off street parking between the Sphinx Temple and Scottish Rite Foundation. The easement creating this joint use shall be for not less than 312 spaces, shall cover existing parking now used by Sphinx Temple fronting on the Berlin Turnpike as well as existing and proposed parking accessible from Deming Road and, shall as a condition of this easement, include a provision that the agreement may not be terminated without the consent of the Town Plan and Zoning Commission. A copy of the proposed easement agreement shall be submitted to the Town Planner's Office prior to the Chairman's signing of the approved site plan.
- Off-site drainage system for parking area and new building shall be located on property of applicant. Proposed catch basin in Deming Road shall be connected into system with appropriate rights to the Town of Newington. Applicant's Engineer to submit supporting calculations that 18 inch R.C. pipe across the property of the applicant has adequate capacity.
- Applicant to grant appropriate drainage rights to Town of Newington for outfall of existing surface runoff from Town drainage system in Deming Road into system of applicant.
- Applicant shall be responsible for placement of surface course of bituminous concrete pavement on Deming Road frontage from southerly property line northerly approximately 200 feet no later than October 1, 1991. Town of Newington will participate in cost in amount not to exceed \$2250.
- The requirements of the fire Marshall for the location of fire hydrants and connection to building sprinkler system shall be added to the site plan.
- All conditions of the Conservation Commission inland wetlands permit shall be enforced.

Certified by:

Edmund J. Wehman
Edmund J. Wehman
Town Planner

EDW:bjs

This Site Plan Approval will not become effective until a) a transparency of the Certificate of Action is affixed to the original site plan mylar; b) the conditions above are noted and incorporated onto the site plan; c) the mylar original is signed by the TPE Chairman; and d) a mylar copy of the signed mylar original is filed in the Town Plan and Zoning Office.

Pursuant to Section 8-3 (1) of the General Statutes all work in connection with this approved Site Plan shall be completed by 8:00 P.M.

AUG 2 1990

TOWN OF NEWINGTON

Certified Mail No. P 894 473 121

July 19, 1990

OFFICE OF: Conservation Commission

Hallisey & Herbert
78 Beaver Road
Wethersfield, CT 06109

RE: Application No. 90-10
Land Parcel S. E. 2001
Deming Road, Newington

Gentlemen:

The Newington Conservation Commission, at its meeting of July 17, 1990, voted to issue you a permit by Summary Ruling to conduct certain regulated activities at the subject location. Issuance of this permit is subject to the following conditions and/or modifications which are considered to be safeguards to bring the proposed activity or activities into compliance with the purpose of the regulations and statutes governing wetland and water course activities.

- Based on actual field conditions, the Town Engineer in consultation with the Chairman may direct that certain modifications or amendments be effected or constructed to accomplish the intent of the permit.
- FAILURE TO COMPLY WITH ANY CONDITION OF THIS PERMIT SHALL AUTOMATICALLY REVOKE THIS PERMIT AND/OR SUBJECT THE APPLICANT, HEIRS, SUCCESSORS AND ASSIGNS TO THE ENFORCEMENT AUTHORITY OF THE COMMISSION.
- Site improvements shown on the application (plans) shall be completed within 24 months from the date of this action.
- Catch basins and special structure to be cleaned on an annual basis by the applicant, heirs, successors and assigns.
- Sediment control chamber (Glastonebury-type) shall be installed as last structure within the parking lot.
- Sedimentation and erosion control measures shall be installed prior to initiation of any construction activity on site. Said measures to be approved by Town Engineer.
- All excess material and debris generated from construction activity shall be removed from site.
- Areas disturbed by construction activity shall be stabilized with suitable grass cover.
- Applicant to incorporate "Certificate of Action" onto original tracing (s).

Issuance of this permit does not relieve the applicant of the responsibility of securing permit(s) which may be required from state and/or federal environmental agency (ies).

Please have your engineer include this Certificate of Action onto the plan(s) and submit the original tracing(s) to this office for signing by the Chairman of the Commission. The permit does not become valid until the tracing(s) are signed.

Very truly yours,

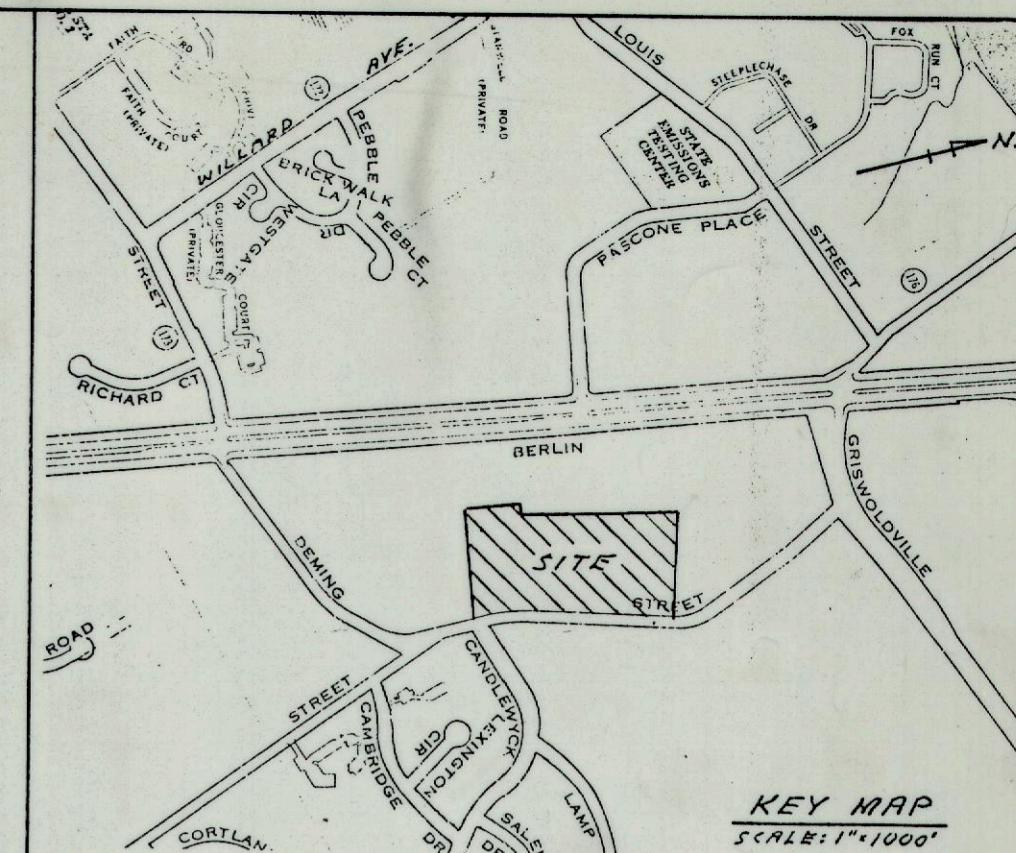
Peter M. Arbury
Peter M. Arbury
Administrative Officer

Note: This letter is to serve as your "Official Notification of Action" and permit to conduct the proposed activities.

PMW/bjs

CC: James Galarowski, Chairman, Conservation Commission
Edmund Wehman, Town Planner
Ronald Tramacio, Engineering Department
File

COA71790-1/2



KEY MAP
SCALE: 1"=100'

JOINT USE PARKING SCHEDULE	
USE	PARKING REQUIRED
SPHINX TEMPLE	6,000 SF RESTAURANT @ 20 SPACES/1,000 SF = 120 SPACES
SCOTTISH RITE	3,000 SF OFFICE @ 6 SPACES/1,000 SF = 18 SPACES
DRIVING RANGE	300 SEATS @ 1 SPACE/12 SEATS = 150 SPACES
	30 TEES @ 1 SPACE/3 PERSONS (TEES) = 10 SPACES
TOTAL SPACES REQUIRED = 298 SPACES	
AVAILABLE PARKING SPACES	
JOINT PARKING - SCOTTISH RITE AND SPHINX TEMPLE = 126 SPACES (6 HANDICAPPED)	
PARKING EASEMENT ON GRANTMOOR PROPERTY TO SPHINX TEMPLE = 186 SPACES	
TOTAL SPACES AVAILABLE = 312 SPACES	

APPROVED BY
THE NEWINGTON CONSERVATION COMMISSION
PETITION No. 90-10 (7-17-90)
DATE 11/19/91 CHAIRMAN

APPROVED BY THE NEWINGTON
PLANNING & ZONING COMMISSION

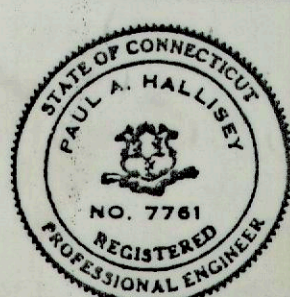
3-8-91
DATE 8/17/91
Petition 41-90
APPROVED 8-8-90
AMENDED 1-23-91

OWNER - SPHINX TEMPLE A.A.O.N.M.S.
3066 BERLIN TURNPIKE
NEWINGTON, CONNECTICUT 06111

DEVELOPER - SCOTTISH RITE FOUNDATION OF
HARTFORD, INC. - 3066 BERLIN TURNPIKE
NEWINGTON, CONNECTICUT 06111

APPLICANT - HALLISEY & HERBERT
78 BEAVER ROAD
WETHERSFIELD, CONNECTICUT 06109

OVERALL PARKING PLAN

HALLISEY & HERBERT CIVIL ENGINEERS & LAND SURVEYORS 78 BEAVER ROAD, WETHERSFIELD, CONNECTICUT		DRAWN J.P.C. CHECKED P.A.H. DATE MAY 16, 1990 SCALE 1" = 80' SHEET 1 OF 5 JOB NO. 355
SITE PLAN FOR SCOTTISH RITE CATHEDRAL DEMING STREET NEWINGTON, CONNECTICUT		
REVISIONS 7/25/90: HALLISEY & HERBERT 9/11/90 H&H CONG. OF APPROVAL 2/12/91		

