



# TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

## Town Planner

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Town Planner

### Memorandum

**To:** TPZ Commission  
**From:** Town Planning Staff  
**Date:** May 6, 2025

**Petition TPZ-25-6:** Site Plan Modification at 207 Deming Street and 3066 Berlin Turnpike, both in the PD (Planned Development) zone for the construction of a 6,000 sf building for an existing fraternal organization and associated site improvements and deferral of parking spaces per Section 6.1.1K. Owner: Scottish Rite Foundation of Hartford, Inc, Applicant/Contact: Bruce Work. (Application received 3/26/2025 – 65-day decision due by 5/30/2025)



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### **Staff Report:**

The applicant is seeking approval for a site plan modification. Two buildings shown on the aerial, 2066 Berlin Turnpike and the remaining driving range building, have been demolished and their removal is reflected on the existing conditions plan submitted as part of this application. The applicant is proposing the construction of a new 4,800 sf building, and a reconfigured parking lot. The new building, adjacent to the existing theater building, is a proposed dining hall to be utilized by the existing fraternal organization. The applicant has indicated on their plans that, upon approval of this site plan, they will be filing a lot merger plan to combine the properties and utilize the Deming Street address.

Staff met with the applicant and their consultant on 5/5/2025 to discuss comments generated by the last review. A few minor comments remain to be addressed and the consultant delivered a revised set of plans on 5/7/2025. Staff has performed a preliminary review of this most recent submitted plan.

### **Parking**

The current and proposed uses for all onsite buildings require 156 onsite parking spaces. As proposed, they are providing 118 spaces which leaves a balance of 38 spaces that the applicant is requesting deferral of their immediate installation. Deferred parking had previously been approved onsite by the TPZ in 1990 under applications 41-90 and 41-91. Those applications approved a joint use parking easement and 34 deferred parking spaces. At that time there were 2 separate properties. Currently, the property is owned by one entity. The approved site plan, showing the 34 deferred spaces, was recorded on the Newington land records as map(s) 3074. The current plan shows **38** deferred spaces it does not appear this number was ever modified or approved by the TPZ.

The applicant would have to request a modification of the original parking deferral from 34 to 38 spaces to accommodate the required proposed parking for the site. Pursuant to 6.1.1.K an applicant may request a deferral of up to 25% of the required parking which is 39 spaces for this site. If requested to modify the previously approved 34 spaces to 38 this would be in compliance with 6.1.1.K of the NZR.

The applicant will also be installing EV parking infrastructure as part of this plan. This includes; conduit, hand holds, and pull boxes. The location of the future transformer for the EV charging stations has also been identified if required in the future.

### **6.1.1.K. Deferral of Immediate Installation**

The Commission may defer the immediate installation of up to 25% of the required parking spaces where sufficient evidence has been presented, in the judgment of the Commission, to show that the reduced parking facilities will adequately serve the proposed use. Before approval of a deferral by the Commission, the applicant shall show on the Site Development Plan the complete layout for the full parking requirements. The owner shall file that plan in the Office of

the Town Clerk, stipulating that the owner, or the successor and assignee of the owner, will install as many of the waived parking spaces if instructed by a future TPZ Commission request. Subsequently, the owner, or the successor and assignee of the owner shall install the parking spaces within 6 months of the Commission's request.

### **Site**

The proposed building is smaller in size than the building that has already been demolished. The reconfiguration of the parking lot and deferred parking lot areas and the need to modify the prior approved deferred parking have prompted the site plan modification for your review.

The applicant has included a landscape plan that shows 12 trees and 41 shrubs on site which would fulfill the parking lot landscaping requirement. A small number of these plantings will be deferred until such time as the deferred parking lot is constructed. The applicant has also demonstrated a reduction in the onsite impervious coverage by approximately 23% in accordance with the State mandated MS-4 program.

### **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:**

Staff proposes the following conditions for approval.

- 1.The plan is approved with 38 deferred parking spaces per section 6.1.1K. The owner shall file the site plan in the Office of the Town Clerk, stipulating that the owner, or the successor and assignee of the owner, will install as many of the waived parking spaces if instructed by a future TPZ Commission request. Subsequently, the owner, or the successor and assignee of the owner shall install the parking spaces within 6 months of the Commission's request.
- 2.The plans shall be revised to show proper grading of the accessible parking spaces.
- 3.The planting table shall be revised to coincide with the planting plan.
- 4.The deferred parking area as shown shall be revised to include additional hammerheads at the ends of drive aisles to ensure proper traffic safety and circulation within the lot.

Additional conditions may be added by the Commission depending on the applicant's presentation, and complete staff review of the plans submitted on 5/7/2025.

## **Commission:**

In addition to the site plan requirements under NZR Section 5.3 Procedures and Requirements for Site Plans, the commission should specifically consider the following regulation:

### Section 6.1 Street Parking and Loading Regulations

#### 6.1.1 Parking

There shall be provided, at the time of application for a building permit for the erection, alteration, enlargement or change in use of any building or land for which off-street parking is required, a plan showing functional required parking space, including the means of access and interior circulation and landscaping.

K. Deferral of Immediate Installation 62 The Commission may defer the immediate installation of up to 25% of the required parking spaces where sufficient evidence has been presented, in the judgment of the Commission, to show that the reduced parking facilities will adequately serve the proposed use. Before approval of a waiver by the Commission, the applicant shall show upon the Site Development Plan the complete layout for the full parking requirements. The owner shall file that plan in the Office of the Town Clerk, stipulating that the owner, or the successor and assigns of the owner, will install as many of the waived parking spaces as the Commission deems necessary within 6 months of the Commission's request, when, in the opinion of the Commission, such installation is needed.

### 5.3.3 Commission Review

In reviewing site plans, the Commission shall consider the following, as well as the conditions and standards herein. Applicants should also refer to Section 7.4, Design Standard and Site Plan Checklist.

1. The existing and planned future character of the adjacent property.
2. Traffic circulation within the site; amount, location and access to parking; traffic generated and possible traffic hazard or circulation problems on existing or proposed drives or streets.
3. Availability and adequacy of public utilities serving the site and the adequacy of the existing and proposed stormwater system to accommodate any increased drainage. (Effective 12/01/2001)
4. The location of signage, lighting and natural or landscape features.
5. Safeguards to protect adjacent property and the neighborhood in general from detriment or depreciation.
6. The suitability of the building design to its site.
7. Safeguards to promote the convenience of travel and the orderly use of land through the safe location of driveways, the number, size and access points to a site in relationship to adjacent properties and the public roadway. (Effective 12/01/2001)