

The Scottish Rite Foundation of Hartford, Inc.

Project Narrative for 207 Deming Street, Newington, CT.

This proposal is for a site plan modification to demolish one (+/-) 10,908 sq. ft building on the West side of the property along with one (+/-) 1,800 sq. ft building on the North side of the property and replace them with one (+/-) 6,000 sq. ft. one story masonry building, slab on grade, adjacent to the existing Scottish Rite Theater building. This new building will be used as a dining hall facility (+/- 4800 sq. ft.) and three attached tutoring room spaces (+/- 1200 sq. ft.).

The site previously functioned as a dining/banquet facility with meeting spaces for the Shriners Fraternal organization. There are existing utilities in place, so this project will not cause any increase in sewer use, water use, or storm drainage. These will be reconfigured to accommodate the proposed new building.

The existing buildings being demolished are within Zone "PD", and the proposed building will meet all requirements of section 3.18.1 zoning regulations effective (5-11-21), which refer to section 3.14.1 which then refer to section 3.10.1-D, effective (12-1-01), "Clubs and Fraternal organizations", as found in the Town of Newington Zoning Regulations, effective 12-28-23.

There is no disturbance taking place within any existing regulated wetland areas.

In addition to the demolition of these two buildings, there is an area to the West of the property which presently is (+/-) 19,000 sq. ft. of impervious bituminous material along with associated miscellaneous sidewalks which will be part of the demolition. This will decrease the impervious area(s) approximately 30%, and increase the pervious overall area, using topsoil and seed.

Along with this proposed building, the existing parking lot area(s) will be milled and resurfaced and all parking spaces restriped showing handicapped accessible spaces as well as regular spaces per the applicable drawing(s). No decrease of the existing available parking spaces will occur.

Included with these site improvements, landscaping and parking lot lighting will be upgraded, being careful to avoid any light pollution to adjacent properties, or the neighborhood in general.