



# TOWN OF NEWINGTON

Town Hall • 131 Cedar Street, Newington, Connecticut 06111  
Central Telephone (860) 665-9570  
Department Telephone (860) 665-5575  
Department Fax No. (860) 665-6577

Certified Mail No. 7106 4575 1292 4747 2629  
OFFICE OF THE TOWN PLANNER

## CERTIFICATE OF ACTION

TO: Abbi Mozzain  
279 Main Street  
Newington, CT 06111  
DATE: July 11, 2002

SUBJECT: PETITION 33-02 1125 Willard Avenue, Quik Stop Enterprises, LLC 279 Main Street, Portland, CT 06416, attention Abbi Mozzain owner and applicant, represented by Jim Cassidy, Halsey Pearson & Cassidy, 35 Cold Spring Road, Unit #511, Rocky Hill, CT 06067 requests site plan approval for redevelopment of former gasoline station to retail use, 2125 sq. ft., B Zone District. Wetlands approval received. Sixty five day decision period ends August 22, 2002.

At a meeting held July 10, 2002, the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION subject to the following conditions:

- 1) Redevelopment of this site for a convenience store use shall be constructed based on plans entitled "Quik Stop Enterprises, LLC, Property located at 1125 Willard Avenue, Scale 1"=20'" Sheets 1 to 5, prepared by Halsey, Pearson & Cassidy, Revised dated June 24, 2002 and June 25, 2002.
- 2) Waiver is granted for reduction of 25' buffer to 12.5' as permitted by Section 6.10.5.C of the Commission finding that the existing natural buffer and new supplemental evergreen planting will adequately screen this site.
- 3) The building elevations improvements shall be constructed based on plans prepared by Folner Associates Architects, scale 1/2"=1' submitted with the site plan application and presented to the Commission, June 11, 2002.
- 4) Prior to the Chairman signing the site plan mylar sheet 5 of 5 Site Details "Lighting fixture" shall be corrected to show shoebox fixture at a height not to exceed 18'.
- 5) Prior to the Chairman signing the site plan mylar notations shall be added to show 2 of 5 Landscape Plan showing landscape planting beds along Robbins Avenue and Willard Avenue shall have irrigation systems to ensure the vitality of plantings, Section 6.1.3.M Zoning Regulations.

Certified by:  
*Edmund S. Meahan*  
Edmund S. Meahan  
Town Planner

1. 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 TPZ Chairman; and d) a mylar copy of the signed mylar original is filed in the Town Plan and Zoning Office.
2. Pursuant to Section 8-3.B of the General Statutes all work in connection with this approved Site Plan shall be completed by July 10, 2007.
3. An AutoCAD DXF File shall be provided to the Town Planner for incorporation into the Town's GIS database at the time of submission of the plan mylar.



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Certified Mail No. 7106 4575 1292 4747 2773  
OFFICE OF THE CONSERVATION COMMISSION

Quik Stop Enterprises, LLC  
279 Main Street  
Portland, CT 06416

Re: Application No. 2002-7  
1125 Willard Avenue  
Newington, CT 06111

Gentlemen:

The Newington Conservation Commission, at its meeting of June 18, 2002, voted to issue you a permit by Summary Ruling to conduct certain regulated activity (ies) at the subject location. Issuance of this permit is subject to the following conditions and/or modification 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:

- A. Based upon actual field conditions, the Town Engineer in consultation with the Chairperson may direct that certain modifications or amendments be effected or constructed to accomplish the intent of the permit.
- B. 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.
- C. This permit shall be valid for 60 months from the date of this action.
- D. THE PERMIT SHALL AUTOMATICALLY EXPIRE if work has not been completed within one (1) year from the date of initiation of site improvement and prior to expiration of PERMIT unless said PERMIT is renewed by the Commission.
- E. NO PERMIT shall be assigned or transferred without written permission of the Commission.
- F. All sedimentation and erosion control measures will be installed and approved by Town Engineer before commencement of any work on the project site. Additional erosion sedimentation control measures shall be installed as required by field conditions.
- G. Prior to issuance of Certificate of Occupancy the applicant will supply Commission with written certification from a professional engineer (Connecticut license) that all drainage improvements have been installed in accordance with approved plan (s).
- H. All structures (catch basins and special) to be cleaned and maintained on an annual basis by the applicant, heirs, successors and assigns.
- I. All excess material and debris generated from construction activity shall be removed from the property.
- J. All areas disturbed by construction activities shall be stabilized with suitable grass cover. Permanent turf establishment shall be done on a properly prepared surface prior to October 15th of the calendar year of any operation. Temporary seeding shall be done prior to November 1st of the calendar year.
- K. Applicant will incorporate "Official Notification of Action" onto original tracings.
- L. All catch basins shall have four (4) foot sumps and outlet pipe from each system shall have hood cover in structure.
- M. Plan will not be signed by Chairman of Conservation Commission until a copy of letter confirming legal responsibility for maintaining the storm water treatment system has been received in Town Engineering Department.
- N. Dumpster pad shall have a six (6) inch concrete curb around west, south and east sides and bottom be sloped to allow run off to flow north.

The applicant is reminded that an ADDITIONAL PERMIT may be required from the Connecticut Department of Environmental Protection and/or United States Army Corps of Engineers for the activity (ies) approved under this permit.

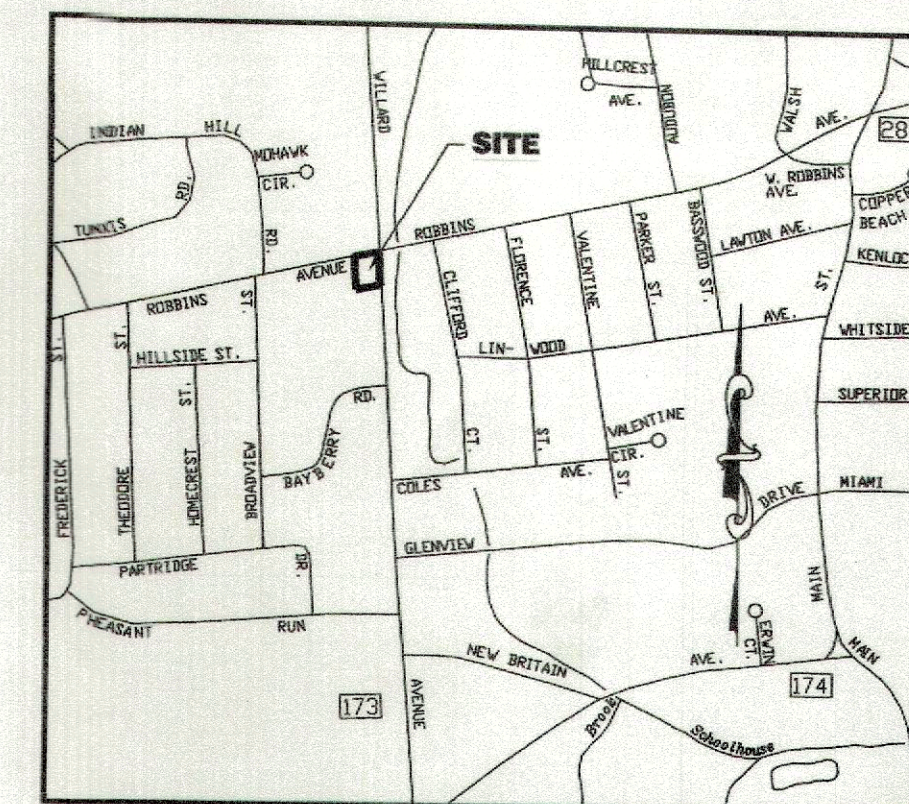
Please be advised that the effective date of the PERMIT and first day for appeal of the Commission action will be July 11, 2002.

Please have your engineer affix this letter on to the original tracing (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 tracings are signed.

Very truly yours,  
*Peter M. Aschur*  
Peter M. Aschur  
Administrative Officer

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

Edmund S. Meahan, Town Planner



LOCATION MAP

SCALE: 1"=200'

ZONING INFORMATION BULK CHART: 'B' - BUSINESS		
ZONE: RC	REQUIRED	PROVIDED
USE	RETAIL	RETAIL
MINIMUM LOT AREA	10,000 s.f.	21,915 sq. ft.
MIN. LOT WIDTH	50'	170.00'
MIN. FRONT YARD	25'	49.68'
MIN. SIDE YARD	5'	37.6'
MIN. REAR YARD	5'	50.08'
MAX. BUILDING HEIGHT	2 STORIES/35'	1 STORY
MAX. BLDG. COVERAGE	25%	15.9%
INTERIOR LANDSCAPING	10% OF PARKING LOT	10%

PARKING DATA SCHEDULE:		
USE	REQUIREMENT	REQUIRED
RETAIL	7 space/1,000 sq. ft. GFA	1,314/1,000= 9.2 spaces
FUTURE RETAIL	7 space/1,000 sq. ft. GFA	812/1,000= 5.7 spaces
TOTAL PARKING SPACES PROVIDED= 18 (INCLUDING 1 handicapped space)		14.9 spaces

## NOTES

### 1. SURVEY NOTES:

-This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

-Type Of Survey is PROPERTY SURVEY

-Boundary Determination Category is DEPENDENT RESURVEY OF MAP REFERENCE

-Class of Accuracy is HORIZ.= 'A-2'; TOPO='T-2'; VERT.= 'V-2'.

2. PROPERTY IS ZONED 'B'.
3. LOT AREA= 21,915 sq. ft. or 0.5031 acre.
4. MAP REFERENCE: "BOUNDARY SURVEY PROPERTY OF TEXACO, INC. HILMA J. MORNEAU ESTATE AND KENNETH A. MORNEAU". DATED: MAY 5, 1986. PREPARED BY: THE BONGIOVANNI GROUP, INC.
5. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS.
6. PROPERTY LIES IN FLOOD HAZARD ZONE 'C' (AREAS OF MINIMAL FLOODING) PER F.I.R.M. COMMUNITY PANEL NO. 090033 0005 B. DATED: OCTOBER 16, 1979.
7. THERE ARE NO INLAND WETLANDS ON THIS SITE ACCORDING TO THE OFFICIAL TOWN OF NEWINGTON INLAND WETLANDS AND WATERCOURSES MAP DATED: REV. TO 11/20/84.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER AND TOWN ENGINEER BEFORE PROCEEDING.
9. AREA OF FUTURE ADDITION WILL BE TOPSOILED, SEEDED AND MAINTAINED AS LAWN UNTIL SUCH TIME ADDITION IS BUILT.
10. FUTURE ADDITION BUILDING ELEVATIONS WILL REQUIRE WILL REQUIRED T.P.Z. APPROVAL AT THE TIME THE APPLICANT DECIDED TO BUILD ADDITION.

APPLICANT & DEVELOPER:  
QUICK STOP ENTERPRISES, LLC  
279 MAIN STREET  
PORTLAND, CT 06416

APPROVED BY THE NEWINGTON  
PLANNING & ZONING COMMISSION

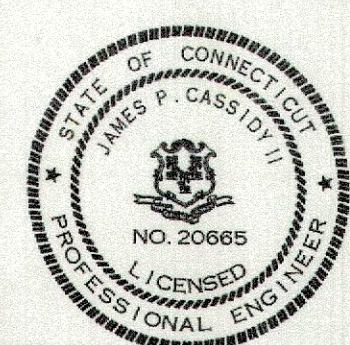
*Vincent A. Camilli* 11-13-02  
CHAIRMAN DATE

APPROVED BY THE NEWINGTON  
CONSERVATION COMMISSION  
PETITION NO. 2002-7  
AT THE MEETING OF: 6-18-02  
CHAIRMAN *Edmund S. Meahan*  
DATE 11-19-02

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON:

*Lloyd A. Pearson* MAR. 04, 2002  
LLOYD A. PEARSON, LS LIC. NO. 17251 DATE

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL.



IMPROVEMENT LOCATION SURVEY-PROPOSED  
PREPARED FOR  
QUICK STOP ENTERPRISES, LLC  
PROPERTY LOCATED AT  
#1125 WILLARD AVENUE  
NEWINGTON, CONNECTICUT

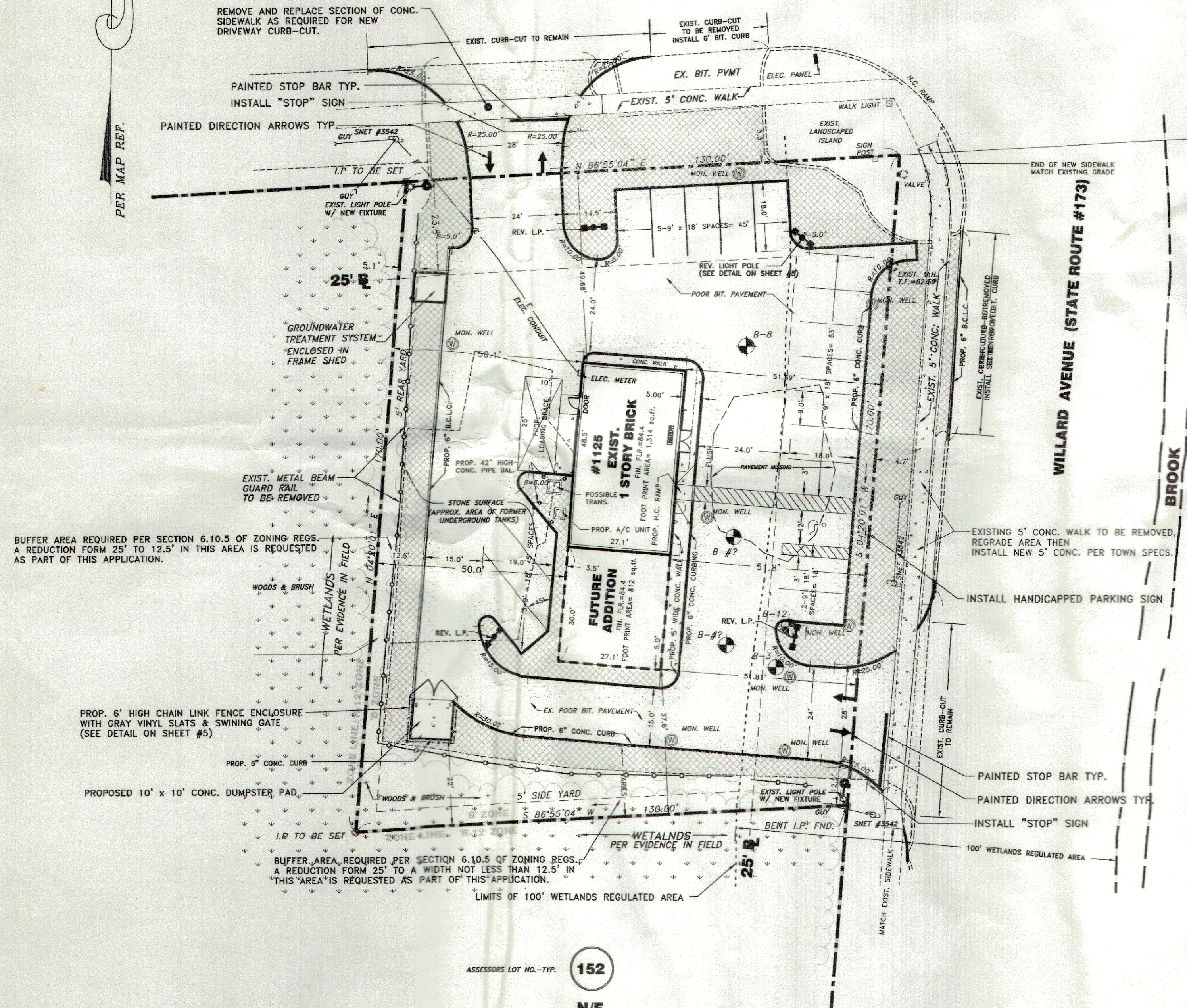
HALLISEY, PEARSON & CASSIDY  
CIVIL ENGINEERS & LAND SURVEYORS  
35 COLD SPRING ROAD  
ROCKY HILL, CONNECTICUT

CHECKED BY: J.P.C.  
SCALE: 1"= 20'  
DATE: MAR. 04, 2002  
JOB NO.: 1052  
ACAD FILE: 1052-BLDG  
SHEET: 1 OF 5  
REVISIONS: JUNE 24, 2002 PER STAFF REGO  
JUNE 25, 2002 LOOED L.P.  
OCT. 24, 2002 REVISED LIGHT PALES

## ROBBINS AVENUE (TOWN OWNED)

## WILLARD AVENUE (STATE ROUTE #173)

## BROOK



ASSESSORS LOT NO.-TYPE: 152  
N/F  
KENNETH A. MORNEAU

## LEGEND

- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING BIT. CURB
- PROPOSED 6" CONC. CURBING
- PROPOSED BIT. CURB
- AREA OF EXISTING PAVEMENT TO BE REMOVED THEN REGRADED WITH A MINIMUM OF 4" OF TOPSOIL.

## GRAPHIC SCALE

