



TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

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Memorandum

To: TPZ Commission
From: Town Planning Staff
Date: January 8, 2026

Petition TPZ-25-25: Special Permit for a change of use from a Convenience Store to a Liquor Store pursuant to N.Z.R. Section (6.6.2) at 1125 Willard Avenue within the B (Business) Zone. Applicant, Owner; Royal 1125 Willard Avenue LLC, Contact: Nibesh Paudel and Madhu Aryal. (Application Received 12/10/25 – 65 Days to Open Public Hearing by 2/13/2026).



Property Zone: Business (B Zone)
Adjacent Zones: Residential (R-12)

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Staff Report:

The applicant is seeking approval to convert an existing C-store (convenience store), with a grocery/beer liquor license, into a liquor store. The site plan approval for the C-store, Petition #33-02, was approved on 7/10/2022. The Special Permit, Petition #10-04, for the grocery store liquor sales was approved on 3/24/2004. The property is situated at the southeast corner of Robbins Avenue and Willard Avenue. The abutting property to the west and south of this site is an undeveloped residentially zoned parcel. Both Robbins Avenue and Willard Avenue abut the parcel on the north and west. Across those streets are residential homes. The site plan approval, in 2002, delineated a 1,314 sf (square feet) C-store and an 812 sf “future addition,” the use as approved was for retail as shown on the parking plan. The restaurant was issued building permits in 2004 for the addition as a “food service” use; however, no TPZ approval can be located for this change of use.

This location meets the 500’ setback requirement from colleges, schools, churches, and hospitals in section 6.6.2 as well as the 1,500’ setback requirement from other “like” establishments in section 6.6.3.B.

There are no proposed changes to the building, parking, or site circulation.

Parking

The approved plan showed 18 parking spaces, and currently 16 usable parking spaces appear to be available on site. By utilizing the current NZR parking regulations, and the 2009 restaurant floor plan from the file, the required parking for this site would be 13 spaces for the combined uses.

Retail @ 1,314sf = $(1.315 \times 5) = 6.57$ (7 spaces)

Restaurant @ 244 sf open to public $(.244 \times 20) = 4.88$ (5 spaces)

Total Requirement = 13 spaces

The applicant’s narrative states as follows: “Liquor retail traffic tends to consist of short visits dispersed throughout the day, resulting in no high-intensity peak demand.”

Hours of Operations

Monday – Saturday – 10 am to 9 pm

Sunday – 10 am to 6 pm

The eatery, that shares the parking, has similar hours to those of the proposed liquor store, opening at 11 am and closing by 8 pm.

Staff Comments:

Staff has not received any complaints of parking issues or noise at the subject location. Staff would recommend that the parking lot be re-stripped prior to the ZEO signing the State liquor permit.

Commission:

In reviewing this application, the Commission should consider the criteria for all Special Permits as in section 5.2 of the regulations of the NZR and sections 6.6, for the sale of alcoholic beverages. They are attached for your review.

Section 5.2 Procedures and Standards for All Special Permits

5.2.1 Uses specified in these regulations as special permits are declared to possess such special characteristics that each must be considered a special case. The following general procedures, requirements and standards apply and must be followed; in addition to the standards and conditions particular to the proposed use and specifically set forth in these in these regulations. Those conditions and standards are hereby determined to be necessary to protect the public health, safety, convenience and property values.

5.2.2 Petitions for special permits must be heard by the appropriate commission or board as required in the section relating to the permit or permit.

5.2.3 A public hearing is required on the proposed special permit with due notice as provided by Connecticut General Statute.

5.2.4 After the hearing, the commission or board may approve, disapprove or approve with conditions.

5.2.5 To permit proper review, the commission or board may, in accordance with Section 5.3, require that a site plan be submitted, and may require any other information deemed necessary to determine if the use is in harmony with the intent of the regulation, and the character of the area in which it is located.

5.2.6 In reviewing the proposed special permit, the Commission shall consider the following criteria as well as any specific standards pertaining to the requested special permit or special permit and record its findings in the record of the meeting:

- A. The need for the proposed use in the proposed location.
- B. The existing and probable future character of the neighborhood in which the use is located.
- C. The size, type and location of main and accessory buildings in relation to one another, and in relation to other structures in the vicinity.
- D. Traffic circulation within the site; amount, location and access to parking, and traffic load or possible circulation problems on existing streets or proposed streets and

driveways considering impact on existing streets are effected. For large scale retail developments in excess of 40,000 square feet of gross floor area a traffic impact analysis report with proposed mitigation measures shall be submitted with the application.

E. Availability of public water and sewer, and possible overloading of water and sewage systems and the adequacy of the existing off site storm water system serving the property to safely accommodate any increase in drainage. (Effective 12/01/2001)

F. Location and type of display signs, lighting and landscaping and the impact of type signs on adjacent properties.

G. Safeguards to protect adjacent property, and the neighborhood in general, from detriment including, but not limited to proper buffering.

5.2.7 Following an approval of a special permit, such approval shall become null and void if the use proposed under the special permit changes. Amendments to the conditions of a Special Permit or substantial changes shall require a new petition and public hearing as required by the Connecticut General Statutes. (Effective 12-01-01)

5.2.8 No special permit granted according to these regulations shall be effective until a copy of the special permit, signed by the Chairman of the Commission or Board, whichever is applicable, is filed by the applicant in the Town Clerk's office in accordance with State Statutes which require recording in the Land Records.

5.2.9 The Commission may attach a time limit to a Special Permit when it determines that such a condition will protect adjacent property and the character of the neighborhood. If a time limit is made a condition of approval the Special Permit may be revoked for due cause after a public hearing.

Section 6.6 Regulations Governing Uses Which Sell Alcoholic Beverages

6.6.1 General

Permitted uses which sell or serve alcoholic beverages are declared to possess such special characteristics that each must be considered an individual case.

6.6.2 Special Permit

The Commission may grant a permit to sell or serve alcoholic beverages in buildings permitted in non-residential zones, subject to the following conditions, and the provisions of Section 5.2 and 5.3.

6.6.3 Conditions

A. No use on a lot shall be permitted which is within a 500-foot radius of any part of a lot used for a college, school, church or hospital. No college, school, church or hospital shall be located within a 500' radius of any part of a lot of a business with a valid liquor permit. (Effective 12/01/2001)

B. Except as provided in Section 6.6.3.c, a building in which alcoholic beverages are sold under any class of liquor permit shall meet the following distance requirements in relation to any

other location with the same class of permit. Distance shall be measured from the radius of the front door to front door of each establishment. (Effective 07/14/2018)

B Zone 1,500 feet
B-TC Zone 100 feet
B-BT Zone 500 feet
PD & CD Zones 500 feet
I Zone 1,500 feet
PL Zone No Distance Requirement

C. There shall be no distance requirement for restaurants (Effective 11-16-2018). Brew pubs, brew pub restaurants, distillery pubs and distillery restaurants shall be considered “Restaurants and the like” for the purposes of Section 6.6.3.D (effective 07-14-2020).

D. Class of permit is to be regulated with distance requirement:
Club and the like
Store and the like
Bar and the like
Restaurant and the like

E. A retail use or outlet selling alcoholic liquor having a lawfully existing location may be relocated within 1,000 feet of its existing location even though the new location is within 500 feet of other locations of such use in a building licensed under the same class of permit.

F. Nothing contained herein, however, shall authorize any use serving or selling alcoholic beverages located in a residence zone.

G. No other sale, service or public consumption of alcoholic beverages is permitted.

6.6.4 Approval

In passing upon applications for permits under this section, the Commission shall consider the effect of any individual permit on the maintenance of public order, safety and the protection of property.

The Commission may vary or waive the minimum distance requirements by a vote of two-thirds of the full membership if the Commission finds that such decrease

- A. Will not cause undue concentration of liquor outlets in the area;
- B. Will be in harmony with the general purpose of the zoning plan for the area;
- C. Will not result in such proximity of the proposed outlet to schools, churches, public playgrounds or residential zones so as to adversely affect the health, safety and morals of people in the area; and
- D. Will not create traffic hazards.