



TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

Paul Dickson
Town Planner

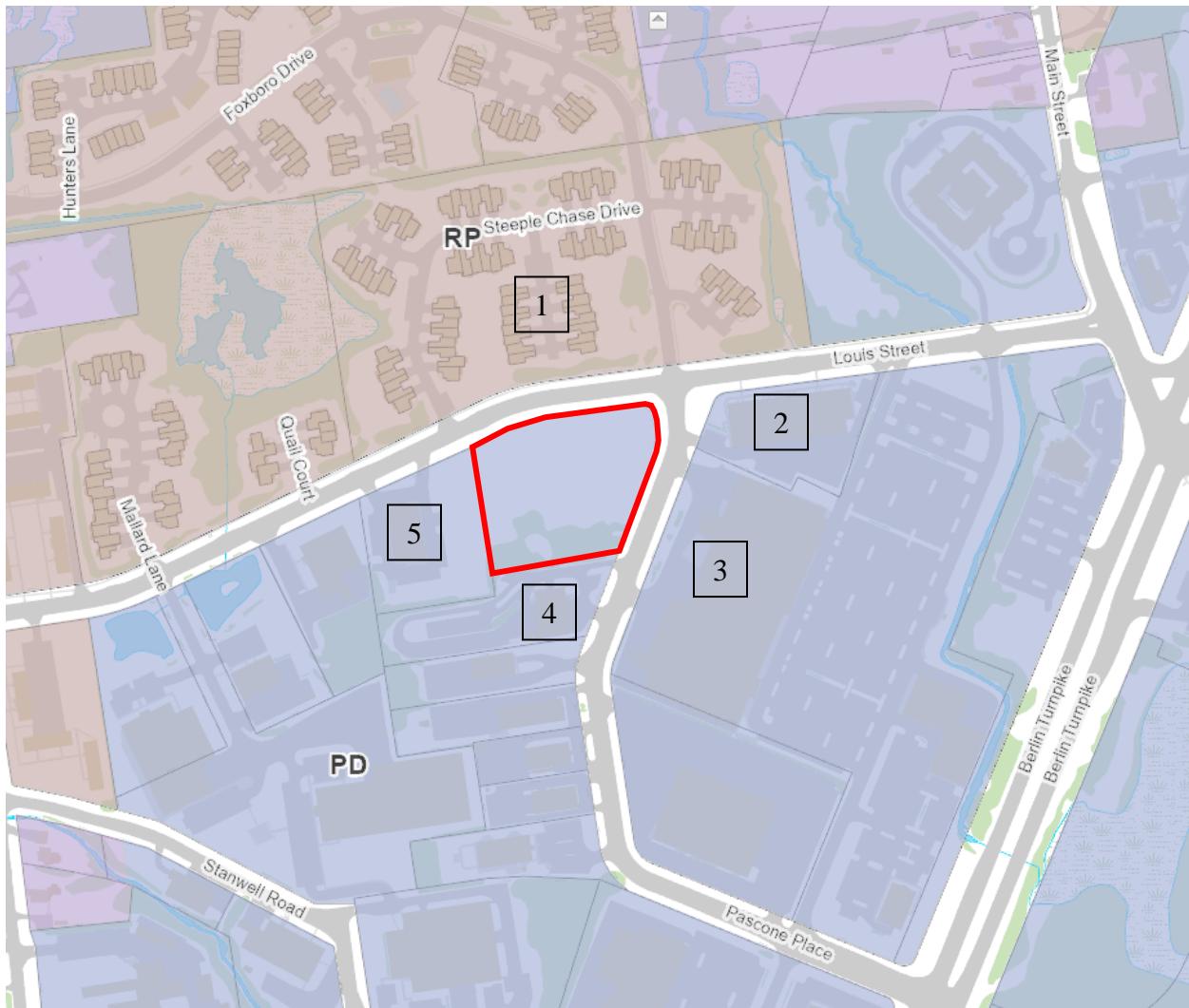
Memorandum

To: TPZ Commission
From: Town Planning Staff
Date: 1/22/2026

Petition TPZ-25-28: Site Plan for a 41-unit rental apartment home development under CGS § 8-30g (affordable housing application), at 103 Louis Street in the PD (Planned Development) Zone. Applicant: Premier Real Estate Services II, LLC, Owner: Innate Investments, LLC, Contact: Andrew R. Morin, Esq.



Zoning map of subject property and adjacent uses:



Zones:

PD = Planned Development

RP = Residential Planned

Subject parcel use: Vacant land

Adjacent uses:

1. Multifamily (Condominium)
2. Mixed Tenant Commercial/Office
3. Turnpike Plaza (Price Chopper)
4. Distribution (Soda Service)
5. Personal Service (Chiropractic/Massage/CrossFit)

Application Summary:

Premier Real Estate Services II, LLC (the “**Applicant**”) is seeking site plan approval for a 41-unit apartment development under an Affordable Housing Application (the “**Application**”). The Applicant is seeking site plan approval as a “set aside development,” pursuant to *Conn. Gen. Stat.* § 8-30g(a)(1)(B).

A set-aside development requires that at least thirty percent (30%) of the dwelling units sold or rented will be conveyed by deeds containing covenants or restrictions which shall require that, for at least forty (40) years, for which persons and families pay thirty percent or less of their annual income. Of these thirty percent (30%) of units, not less than fifteen percent (15%) of all dwelling units in the development shall be sold or rented to persons and families whose income is less than or equal to sixty percent (60%) of the median income. *Conn. Gen. Stat.* § 8-30g(a)(h). The remainder of the dwelling units conveyed by deeds containing covenants or restrictions shall be rented to persons and families whose income is less than or equal to eighty percent (80%) of the median income. *Conn. Gen. Stat.* § 8-30g(a)(h).

The Applicant is proposing developing the 2.68-acre vacant parcel at 103 Louis Street (the “**Property**”). The Property is located within the Planned Development (“**PD**”) Zone. The Application was received by the Town Planning & Zoning Commission (the “**Commission**”) at its December 10, 2025 meeting. Town staff reviewed the site plans and submitted comments to the Applicant on January 11, 2026.

Zoning Considerations

The Application is an affordable housing application subject to the provisions of *Conn. Gen. Stat.* § 8-30g. The narrow, rigorous standard of *Conn. Gen. Stat.* § 8-30g dictates that the Commission may not deny the Applicant on broad grounds such as noncompliance with zoning regulations. Rather, if the Application is denied, the Commission has the burden of demonstrating, upon appeal, that: (1) the denial was necessary to protect a substantial public interest in the Town’s health and safety; (2) such public interests clearly outweigh the public interest in affordable housing; and (3) such public interests cannot be protected by reasonable changes to the Property.

The PD Zone allows residential buildings subject to specific provisions in the regulations, upon the filing of a Special Permit (Zoning Regulations § 3.19). The PD zone bulk zoning requirements vary by use category, with 25’ side and 35’ rear yard setbacks for residential use (Zoning Regulations § 4.5). In comparison, commercial/industrial uses require 10’ side and 15’ rear yard setbacks (Zoning Regulations § 4.5). Additional requirements for residential buildings in the PD zone include a five-acre (5) minimum lot size, at least 200 square feet of recreation area per dwelling unit, and a 35’ setback from the street line for parking spaces.

Staff Review and Comments

Members of the Staff have reviewed the Application. The Town has provided initial comments to the Applicant. These comments include requests for clarification, plan updates, and additional information to review the health and safety impacts of the proposal.

Erosion and Control Plan

The Commission is required to certify the erosion control plan. The Applicant's plan requires the most recent 2024 revisions to the Connecticut DEEP 2002 Guidelines for Soil Erosion and Sedimentation Control. The Applicant's plan does not include materials stockpile areas with appurtenant E & S measures, and they have been asked to update the plan accordingly. The Applicant has also been asked to review the site for additional perimeter stabilization during construction behind units 1-13, indicate any borings and test pits performed onsite and include the findings to quantify infiltration, and to show all soil types on the E&S plan.

Site Plan

The Applicant has been asked to provide additional information on the site plan. This additional information requested includes, without limitation: (1) Available and required sight lines for intersection sight distance ("ISD") and stopping sight distance ("SSD") on the site plan; (2) Available snow storage areas; (3) Accessible parking signage for proposed spaces; (4) Dimensions for roadway and driveway in front of units 37-41 on the Property; (5) Information on refuse disposal; (6) Revisions to the zoning table to accurately reflect the bulk area and yard requirements for the PD Zone; (7) Setbacks on site plan; (8) Clarification of ADA-compliant ramps and grading; (9) Documentation of electric vehicle ("EV") infrastructure capable of supporting Level 2 or direct current fast charging stations, as required under *Conn. Gen. Stat. § 4b-77(c)*; (10) d.

Onsite Parking: The applicant has provided an overall ratio of 2.34 parking spaces per unit. This number is greater than the number of parking spaces required in the Newington Zoning Regulations for two or more (2+) bedroom units (2 spaces per unit) and includes sixteen (16) visitor spots adjacent to the mail office including two (2) accessible spaces. The plan is designed with an interior site driveway that varies between 22' and 24'. Staff has recommended that 'no parking' signs should be provided along the site driveway, to ensure emergency access.

Site Landscaping

The applicant is proposing to install eight (8) street trees (sugar maple and red maple) along the perimeter of the site and 9 smaller interior trees (kousa dogwood) in front of several units. The remainder of the site is proposed as lawn area.

Town staff has asked the applicant to incorporate foundation plantings as noted in the affordability plan, and to explore additional opportunities for landscaping on the site. One area of focus is the landscaping border along the southern property line. This area currently contains an

unmanaged vegetative border on the subject site, and existing plantings on the adjacent site. The addition of planting along the southern property line represents an opportunity to provide a substantial vegetative buffer between the existing trucking oriented commercial use (Wholesale – Soda Service) and the proposed residential use. In addition, staff has recommended additional plantings for screening for the patio areas around units 36 and 14 due to their close proximity to the property line and roadway and additional screening along the western boundary line behind units 37-41.

Vehicular Access and Traffic Report

The Applicant's site plan includes two (2) site driveways, one on Louis Street and one on Pascone Place. Town staff has reviewed the traffic report. Additional information is necessary to complete the staff review of the proposed site driveways. As noted above, Staff has asked the Applicant to provide the calculated minimum required SSD and ISD for cars traveling on Louis Street and Pascone Place and exiting the site driveways. In addition, speed data was not presented for Pascone Place and information on the 85% percentile speed should be included for the calculated sight and stopping distances.

Site hammerhead: The Applicant is proposing to construct a hammerhead onsite for emergency vehicles. In support thereof, the Applicant has provided turning movements of Newington Truck 2 (2021) on Sheet TURN-1. The Town Engineer and Fire Chief have recommended the utilization of a gated emergency access drive on the Property as an alternative to the site hammerhead. This proposed change would likely benefit the site design by reducing the size of the hammerhead and site impervious surface.

Pedestrian Accessibility

The Property and site lack pedestrian connectivity, especially to the nearby bus stops referenced in the application narrative. While there is a sidewalk on the north side of Louis Street, there is no sidewalk along the southern side.

The Applicant's plan includes an internal site sidewalk along the interior site driveway and adjacent to the visitor's spaces and the mail/office building. The site sidewalks terminate at proposed pedestrian ramps that orientate pedestrian traffic into the roadway. Louis Street, as noted in the traffic report, has an estimated ADT of 6,020 vehicles with 374 vehicles during the peak morning hour and 619 vehicles during the evening hour and connects to the exceptionally busy throughfares of Main Street and the Berlin Turnpike. Orienting pedestrians into this busy roadway without pedestrian infrastructure, forcing pedestrians and wheelchair users to travel in the roadway, represents a significant safety concern.

The Town has requested that the Applicant revise the Application and/or site plan to ensure adequate and safe pedestrian access, which both pose a potential health and safety risk to the Town, if unmitigated. Town staff and/or the local traffic authority must review any revisions to the Application and accompanying documents.

Emergency access

As noted in the vehicular access section above, the Town requested that the Applicant explore an alternate design for the fire truck access other than the hammerhead, such as a gated emergency access drive to Pascone Place. In addition to the hammerhead, the Fire Chief has asked the applicant to explore options to increase the road width for emergency access. The practical operational width for staging onsite, as provided by the Fire Chief, is 25' due to placement of fire equipment outriggers.

Site Utilities

The proposed development will require sewer and water connections to the Metropolitan District (“MDC”) system and these connections are shown on the plan. As part of the proposed water service to the site, including the two (2) proposed hydrants, the MDC has recommended that flow testing be performed. Flow testing is also required by the Fire Marshals Office to confirm available fire-flows for the proposed hydrants. The applicant’s plan does not show proposed electrical or telecom/data infrastructure on the plan and the applicant has been asked to provide them on the plan. The Property will be served by an underground detention system that has been reviewed by the Town Engineer. Staff comments regarding the drainage system include the minimum pitch of two pipes onsite, two trees proposed over the underground system, and providing a maintenance plan/inspection/schedule for the underground detention system.

In addition, the Town Engineer has asked the Applicant to explore opportunities to incorporate a shallow swale or rain garden into the plan and direct clean water into these low impact features, as roof leaders are considered clean water and should be discharged to the ground where possible for MS4 disconnected drainage.

Affordability Plan

The affordability plan is under review and staff will provide the Commission and Applicant with any comments upon completion of the review.

Commission Review

With the opening of the public hearing, and the applicant’s initial presentation to the Commission at the 1/28/26 meeting, the Commission is encouraged to review the submitted documents and raises any questions or requests for additional information from the applicant and staff. When reviewing this affordable housing application, you may consider any issues that the Commission may legally consider in reviewing this type of development proposal. As you know, this application is filed under Section 8-30g of the CT General Statutes, and that statute requires that your decision on the application and the reasons cited for your decision be supported by sufficient evidence in the record.