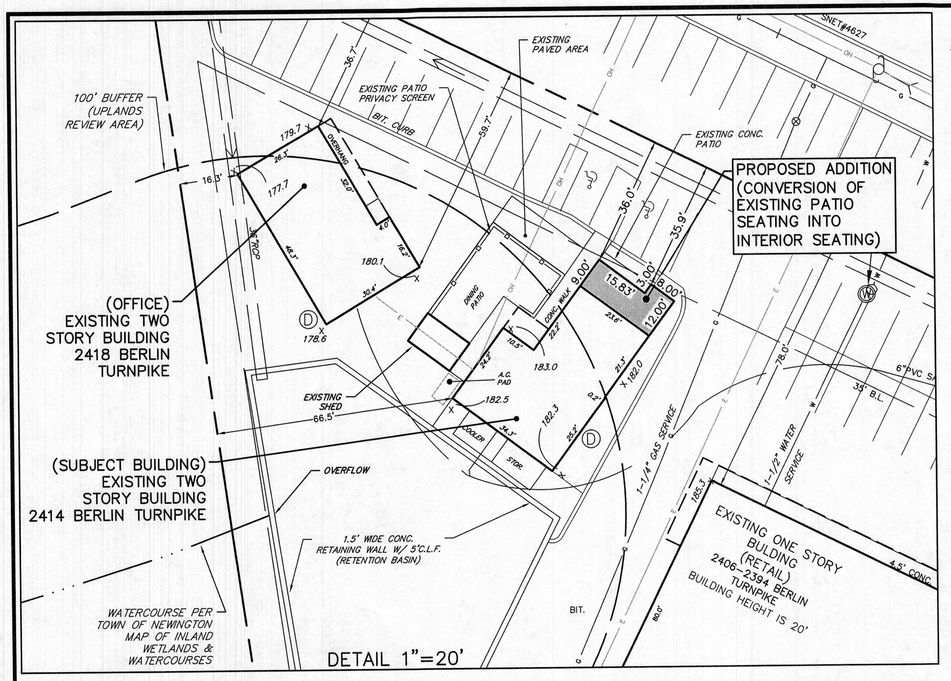
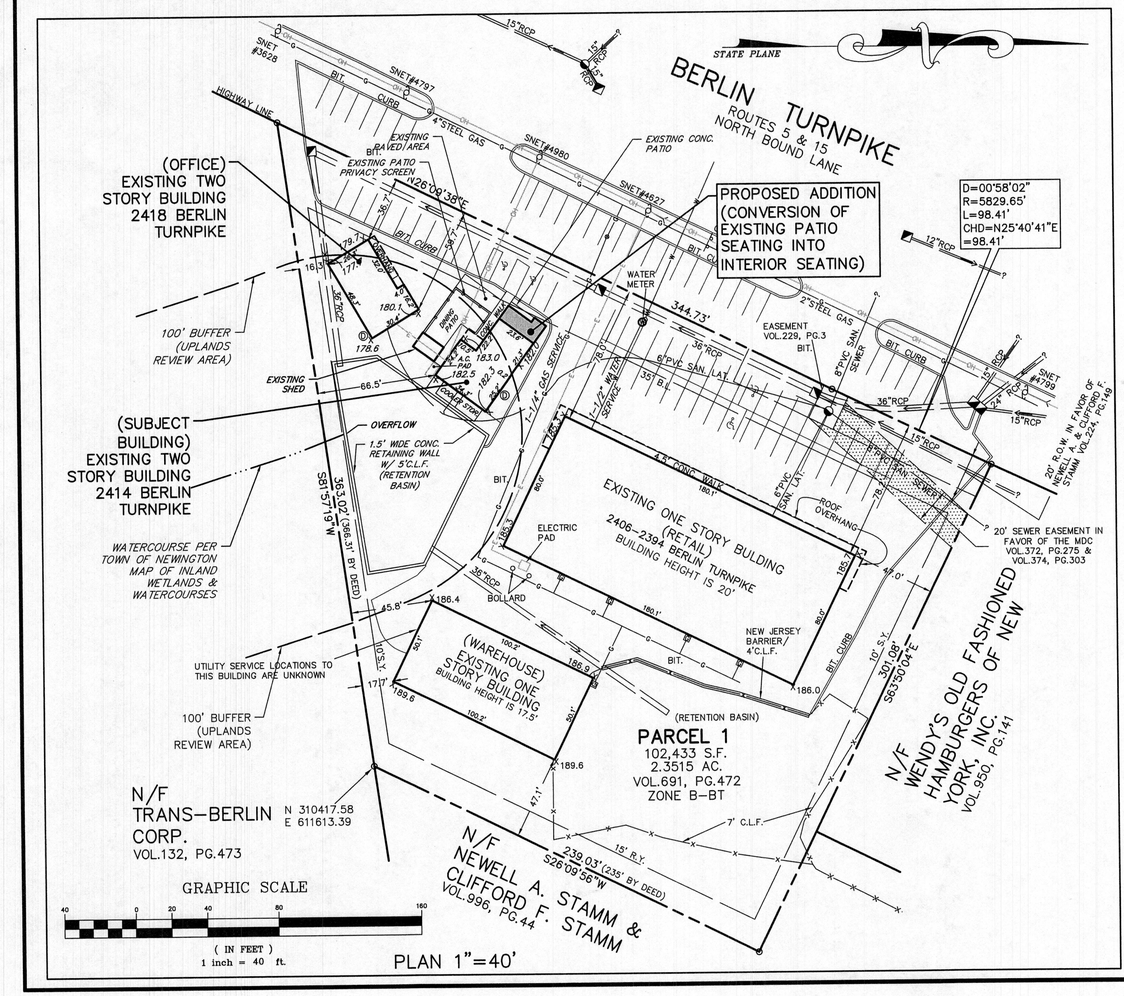




LEGEND

- UTILITY POLE
- WATER GATE
- MANHOLE
- CATCH BASIN
- YARD DRAIN
- LIGHT STANDARD
- GAS METER
- GAS GATE
- SIGN
- FENCE
- HYDRANT
- GUY WIRE
- X 221.3 SPOT ELEVATION
- HANDICAP PARKING SPACE
- OH — OVERHEAD UTILITIES
- G — UNDERGROUND GAS LINE
- W — UNDERGROUND WATER LINE
- E — UNDERGROUND ELECTRIC LINE

ZONING SCHEDULE

ZONE B-BT	REQUIRED
MINIMUM LOT AREA	20,000 S.F.
MINIMUM LOT FRONTAGE	100'
MINIMUM FRONT YARD SETBACK	35'
MINIMUM SIDE YARD	10'
MIMIMUM REAR YARD	15'
MINIMUM FLOOR AREA	N/A
MAXIMUM HEIGHT	3 STORIES/35'

PARKING SCHEDULE (SECTION 6.1.1.C)

RETAIL (HOME SALES) (2418 BERLIN TURNPIKE)
2 EMPLOYEES + 2 CUSTOMERS = 4 SPACES REQUIRED

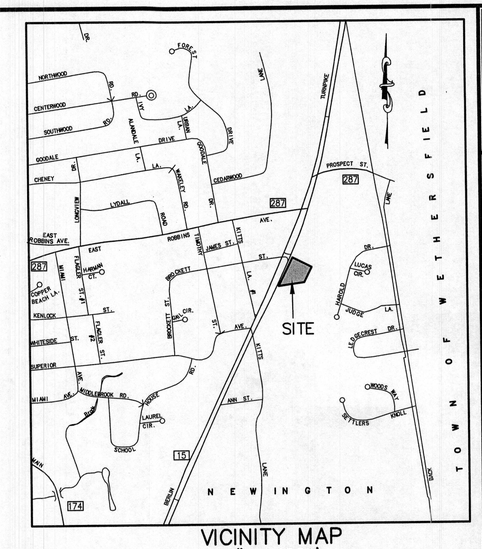
RETAIL STORE (2406–2394 BERLINE TURNPIKE)
6 SPACES FOR EACH 1,000 S.F. OF GROSS FLOOR AREA UP TO 50,000 S.F.
@ 14,408.00 S.F = 6/1,000 x 14,408.00 = 86.45 = 86 SPACES

EATING ESTABLISHMENTS (2414 BERLIN TURNPIKE)
20 SPACES FOR EACH 1,000 S.F. OF FLOOR AREA OPEN TO THE PUBLIC
FLOOR AREA = 850 S.F. AND PATIO = 600 S.F.
TOTAL FLOOR AREA = 850 + 600 = 1450 S.F.
@ 1450 S.F. = 20/1,000 x 1450.00 = 9.5 = 29 SPACES

WAREHOUSE
1 SPACE PER EMPLOYEE
@ 1 EMPLOYEE = 1 SPACE

TOTAL SPACES REQUIRED PER ZONING REGULATIONS = 4 + 86 + 29 + 1 = 120
EXISTING SPACES = 81

WAIVER OF 24 PARKING SPACES WAS GRANTED ON 8–22–07
ADDITIONAL WAIVER OF 19 PARKING SPACES WAS GRANTED ON JUNE 10, 2010.



VICINITY MAP
1" = 1000'

TOWN OF NEWINGTON
131 Cedar Street Newington, Connecticut 06111
Town Planner
John Salomone, Town Manager — Edmund J. Meehan, Town Planner
Certified Mail No. 7160 3901 9848 0874 1323
CERTIFICATE OF ACTION
TO: Mr. Filip Milos, 19 Southwood Road, Newington, CT 06111
DATE: August 23, 2007
SUBJECT: Petition 36-07 – 2414 Berlin Turnpike, J.C.J. Associates, LLC owner, Filip Milos, 19 Southwood Road, Newington, 06111, applicant, request for Special Exception Restaurant Use, B-BT Zone District. Public hearing closed August 8, 2007. Sixty five day decision period ends October 12, 2007
At a meeting held August 22, 2007 the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION subject to the following conditions:
1) Inside seating shall be limited to 20 seats within the public area space of approximately 400 sq. ft.
2) Outside seasonal patio seating is approved for seating limited to not more than 20 seats.
3) Hours of operation for restaurant service to the public shall be 11 p.m. Sunday to Thursday and 12 a.m. Friday to Saturday.
4) This Special Exception approval is limited to the applicant Filip Milos, use of this space by a different operator shall require a new Special Exception approval from the Commission.
Certified by: Edmund J. Meehan, Town Planner
This Special Exception will not become effective until this Certificate of Action is filed by the applicant on the Land Records of the Town of Newington.
Phone: (860) 665-8575 Fax: (860) 665-8577 planning@newington.net www.ci.newington.ct.us
Received for Record at Newington, CT On 08/24/2007 At 11:30:48 am

TOWN OF NEWINGTON
131 Cedar Street Newington, Connecticut 06111
Town Planner
John Salomone, Town Manager — Edmund J. Meehan, Town Planner
Certified Mail No. 7160 3820 3530 0806 4732
CERTIFICATE OF ACTION
TO: Filip Milos, 19 Southwood Road, Newington, CT 06111
DATE: June 10, 2010
SUBJECT: PETITION 18-10 - 2414 Berlin Turnpike, Cavos Restaurant, JCJ Associates owner, Filip Milos applicant 19 Southwood Road, Newington, CT 06111 request for amendment of Special Permit 37-07 Restaurant Beer and Wine to Restaurant Full Liquor Permit.
At a meeting held, June 9, 2010, the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION. This Special Permit approval amends Petition 37-07 granted August 22, 2007, which was limited to beer and wine sales.
Certified by: Edmund J. Meehan, Town Planner
This Special Exception will not become effective until this Certificate of Action is filed by the applicant on the Land Records of the Town of Newington.
Phone: (860) 665-8575 Fax: (860) 665-8577 planning@newington.net www.newington.gov

TOWN OF NEWINGTON
131 Cedar Street Newington, Connecticut 06111
Town Planner
John Salomone, Town Manager — Edmund J. Meehan, Town Planner
Certified Mail No. 7160 3901 9848 0874 1330
CERTIFICATE OF ACTION
TO: Filip Milos, 19 Southwood Road, Newington, CT 06111
DATE: August 23, 2007
SUBJECT: Petition 37-07 – 2414 Berlin Turnpike, J.C.J. Associates, LLC owner, Filip Milos, 19 Southwood Road, Newington, 06111, applicant, request for liquor permit restaurant use, Special Permit Section 6.B-BT Zone District. Public hearing closed August 8, 2007. Sixty five day decision period ends October 12, 2007
At a meeting held August 22, 2007 the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION limited to restaurant sales for beer and wine.
This approval is limited to the sale of liquor associated with the restaurant use approved under Petition 36-07.
Certified by: Edmund J. Meehan, Town Planner
Received for Record at Newington, CT On 08/24/2007 At 11:30:48 am
Phone: (860) 665-8575 Fax: (860) 665-8577 planning@newington.net www.ci.newington.ct.us

TOWN OF NEWINGTON
131 Cedar Street Newington, Connecticut 06111
Town Planner
John Salomone, Town Manager — Edmund J. Meehan, Town Planner
Certified Mail No. 7160 3820 3530 0806 4787
CERTIFICATE OF ACTION
TO: Filip Milos, 19 Southwood Road, Newington, CT 06111
DATE: June 10, 2010
SUBJECT: PETITION 17-10 - 2414 Berlin Turnpike, Cavos Restaurant, JCJ Associates owner, Filip Milos applicant 19 Southwood Road, Newington, CT 06111 request for site plan modification and relocation of outside seasonal patio dining area, B-BT Zone District.
At a meeting held, June 9, 2010, the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION. This site plan modification will add egress stairwell access for second floor restaurant space and a new 600 square foot outside seasonal patio. The construction of the patio will require the removal of the existing billboard sign.
The site plan modification includes the grant of parking waiver of an additional 19 spaces (see Parking Schedule note); the Commission finding that this multi-tenant plaza has adequate parking and the mix of tenant business hours does not conflict with the restaurant's peak time periods.
Certified by: Edmund J. Meehan, Town Planner
This Site Plan Modification will not become effective until 1) a transparency of the Certificate of Action is affixed to the original site plan mylar; 2) the modification is incorporated into the site plan and noted as a revision; 3) a raised signature block is signed by the TPZ Chairman and 4) a mylar copy of the modified signed site plan original mylar is filed in the Town Plan and Zoning Office.
Phone: (860) 665-8575 Fax: (860) 665-8577 planning@newington.gov www.newington.gov

TOWN OF NEWINGTON
131 Cedar Street Newington, Connecticut 06111
Conservation Commission
John Salomone, Town Manager
Certified Mail No. 7198 8008 9040 1030 3170
"OFFICIAL NOTIFICATION OF ACTION"
July 5, 2012
Filip Milos, 19 Southwood Road, Newington, CT 06111
Re: Application 2012-14, 2414 Berlin Turnpike, Newington CT 06111
Dear Mr. Milos:
I have reviewed the above-referenced application and find that it will not have any adverse impact or effect on the abutting wetland or watercourse. Therefore, under the provisions of Section 22a-42a(c)(2) of the Connecticut General Statutes, an Administrative Permit is hereby issued subject to the following conditions:
1. This permit shall be valid for sixty (60) months from the date of this action.
2. THIS PERMIT SHALL AUTOMATICALLY EXPIRE if the proposed work has not been completed within two (2) years of the date site improvement commences or at the expiration of this PERMIT unless the Commission shall have previously extended this permit.
3. Permits are not transferable without the prior written consent of the Agency.
4. FAILURE TO COMPLY WITH ANY CONDITION REQUIRED BY THIS PERMIT SHALL AUTOMATICALLY REVOKE THIS PERMIT AND SUBJECT THEIR APPLICANT, HEIRS, SUCCESSORS AND ASSIGNS TO THE ENFORCEMENT AUTHORITY OF THE COMMISSION.
5. All conditions listed on this permit must be printed on the approved plan(s) within six (6) months of the report issued by the Commission. The annotated plan(s) must be presented to the Commission for signature by the Chairman within six (6) months of the report issued by the Commission, otherwise this permit is null and void.
6. Applicant will incorporate this "Official Notification of Action" onto the plans and submit a mylar of such plans for the Chairman's signature and filing.
7. When the actual field conditions differ from those asserted by the approved plans, the Town Engineer in consultation with the Chairperson may direct that certain modifications or amendments be made to accomplish the intent of this permit.
8. No regulated activity within the designated wetlands, watercourses, and/or buffer area shall be performed on the site until all soil and erosion control measures are installed in accordance with the plans and approved by the Town Engineer.
9. The Agency has relied in whole or in part on information provided by the applicant, and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.
10. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Newington, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state and municipal laws or regulations pertinent to the subject land or activity.
11. In conducting the authorized activities, the permittee shall implement such management practices consistent with the terms and conditions of the permit as needed to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.
12. Hay bales or silt fencing may be used for sedimentation control.
13. All excess native soils, materials and natural debris generated from land preparation activity shall be removed from the property and disposed in accordance with law.
Please be advised that this permit is effective immediately, but the statutory appeals period does not expire until an additional fifteen days after a legal notice to that effect has been published.
Yours truly, Craig Minor, AICP, Agent

TOWN OF NEWINGTON
131 Cedar Street Newington, Connecticut 06111
Town Plan and Zoning Commission
John Salomone, Town Manager — Craig Minor, AICP, Town Planner
Certified Mail No. 7198 8008 9040 1179 2879
CERTIFICATE OF ACTION
September 13, 2012
Filip Milos, 19 Southwood Road, Newington, CT 06111
Dear Mr. Milos:
Re: Petition #25-12: Site Plan Modification (Addition) at 2414 Berlin Turnpike ("Cavos Restaurant"). Filip Milos, applicant; JCJ Associates LLC, owner; Filip Milos, 19 Southwood Road, Newington CT, contact.
The above-referenced petition was approved at the regular meeting of the Town Plan and Zoning Commission on September 12, 2012. A legal notice to that effect will be published in the New Britain Herald on or about September 13, 2012. There were no conditions.
This Site Plan Approval will not become effective until:
a. The site plan is revised to reflect all relevant conditions of approval (if any);
b. A transparency of this Certificate of Action is affixed to the revised site plan;
c. A mylar of the revised site plan is submitted for the TPZ Chairman's signature, to be kept on file in the office of the Town Plan and Zoning Commission.
Yours truly, Craig Minor, AICP, Town Planner

TOWN OF NEWINGTON
131 Cedar Street Newington, Connecticut 06111
Town Planner
John Salomone, Town Manager — Edmund J. Meehan, Town Planner
Certified Mail No. 7160 3901 9848 0874 1358
CERTIFICATE OF ACTION
TO: Filip Milos, 19 Southwood Road, Newington, CT 06111
DATE: August 23, 2007
SUBJECT: Petition 38-07 – 2414 Berlin Turnpike, J.C.J. Associates, LLC owner, Filip Milos, 19 Southwood Road, Newington, CT 06111, applicant, request for Site Plan approval, restaurant use, (475 sq. ft. open to public use) and waiver of required parking court, B-BT Zone District.
At a meeting held August 22, 2007 the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION based on the site plan prepared by BGI Land Surveyors entitled "JCJ Associates, LLC, Sheet 1 of 1 Scale 1" = 40' dated 7-13-07.
Outside seasonal patio dinning area of approximately 600 sq. ft. is approved for not more than 20 seats. This area shall be enclosed with access limited through the restaurant. Prior to the chairman signing the site plan mylar detail plan of the patio design shall be submitted to the Town Planner.
The Commission approves the request of the waiver of 24 parking spaces finding that the use of this plaza by current tenants indicates parking will be adequate for the small restaurant use.
This waiver of parking is limited to the restaurant use and is not transferable to other tenants without prior approval of the Commission.
Certified by: Edmund J. Meehan, Town Planner
This Site Plan Modification will not become effective until 1) a transparency of the Certificate of Action is affixed to the original site plan mylar; 2) the modification is incorporated into the site plan and noted as a revision and 3) a mylar copy of the modified signed site plan original mylar is filed in the Town Plan and Zoning Office.
Pursuant to Section 8-3 (i) of the General Statutes all work in connection with this approved Site Plan shall be completed by August 22, 2012.
Phone: (860) 665-8575 Fax: (860) 665-8577 planning@ci.newington.ct.us www.ci.newington.ct.us
Received for Record at Newington, CT On 08/24/2007 At 11:30:48 am

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN.
CALL "CALL B–4–U DIG" AT 1–800–922–4455 PRIOR TO ANY EXCAVATION.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTIOUT STATE AGENCIES SECTIONS 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: IMPROVEMENT LOCATION SURVEY
   BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
   CLASS OF HORIZONTAL ACCURACY: A–2
   INTENDED USE: SITE PLAN
2. THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

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

SURVEYOR'S SIGNATURE — DATE 11-1-2019 — LICENSE NUMBER 14649

MAP REFERENCE

"SITE PLAN MODIFICATION, PREPARED FOR JCJ ASSOCIATES, LLC, 2394–2418 BERLIN TURNPIKE, NEWINGTON, CONNECTICUT, SCALE 1"=40', DATE 7–13–07, REVISED THROUGH 9–24–12, SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC., LAND SURVEYORS"

NOTES:
1) PARCEL 1 IS SUBJECT TO DRAINAGE RIGHTS IN FAVOR OF THE STATE OF CONNECTICUT VOL.43, PG.392.
2) PARCEL 1 IS SUBJECT TO A SAVE–HARMLESS AGREEMENT IN FAVOR OF THE STATE OF CONNECTICUT VOL.214, PG.390.
3) PARCEL 1 IS SUBJECT TO A RESERVATION TO INSTALL SANITARY AND STORM SEWERS IN FAVOR OF NEWELL A. STAMM AND CLIFFORD F. STAMM VOL.224, PG.149.
4) PARCEL 1 IS SUBJECT TO A TWENTY SQUARE FOOT EASEMENT IN FAVOR OF THE METROPOLITAN DISTRICT VOL.229, PG.3.
5) PARCEL 1 IS SUBJECT TO A SEWER EASEMENT VOL.372, PG.275.
6) PARCEL 1 IS SUBJECT OT A SEWER EASEMENT VOL.374, PG.303.
7) PARCEL 2 SUBJECT TO ACCESS AND PARKING RIGHTS IN FAVOR OF OTHERS VOL.566, PG.264.
8) PARCEL 2 IS SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS VOL.566, PG.566.
9) WATER SERVICE FOR PARCEL 2 COMES IN FROM THE REAR, LOCATION UNKNOWN.
10) PARCEL 2 MAY BE SUBJECT TO UTILITY RIGHTS FOR OVERHEAD UTILITIES TO SNET POLE #1873 AND GUY WIRE TO SNET POLE #2348.
11) PARCEL 2 IS SUBJECT TO SEWER CONNECTION AGREEMENT VOL.207, PG.468.
12) NO PHYSICAL EVIDENCE OF THE BOUNDRY LINES EXIST.

Approved by the Town Plan and Zoning Commission under Petition #_____ at the meeting of _____,
Date — Chairman
Pursuant to Section 8–3 (i) of the Connecticut General Statutes all work in connection with this approved Site Plan shall be completed by _____

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
(formerly W.E. Peters Assoc.)
2 Cedar Street, P.O. Box 1
Newington, Conn. 06111
TEL. (860) 666–0134
FAX (860) 666–3830

Date	Revision
11–1–2019	JPR / BTM

Scale: 1"=40'
Checked: A.B.
Date: 11–1–2019
Drawn: JPR / BTM

IMPROVEMENT LOCATION SURVEY – PROPOSED
PREPARED FOR
JCJ ASSOCIATES, L.L.C.
2394–2418 BERLIN TURNPIKE
NEWINGTON, CONNECTICUT

SITE PLAN MODIFICATION

Sheet 1 of 1

97167

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