



Keith Chapman
Acting Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Zoning Board of Appeals

To: Zoning Board of Appeals
From: Andrew Armstrong, ZEO
Date: May 7, 2020
Subject: **Petition #00-20-02: “Firestone Complete Auto Care Center” is requesting Location Approval for a dealer’s and repairs license at 2897 Berlin Turnpike in accordance with Sec. 14-54 of the Connecticut General Statutes.**

Description of Petition #00-20-02:

The applicant is requesting Department of Motor Vehicles location approval for the existing “Firestone Complete Auto Care Center” at 2897 Berlin Turnpike. The property is zoned Planned Development (PD) and was recently approved by this Zoning Board of Appeals in April for four (4) Variances related to the proximity to a residential zone.

Under § 14-55, the Board’s task is to determine whether the location at issue is “suitable” for an automotive use. The statute states that the board must decide whether “such location has been found suitable for the business intended, with due consideration to its location in reference to schools, churches, theaters, traffic conditions, width of highway and effect on public travel.” In 2013, the TPZ granted DMV location approval as part of the original land use approvals for the Firestone facility. At that time, it assessed the requisite suitability criteria and found the location to be suitable.

Staff Comments:

The applicant is seeking location approval related to the “suitability” of the property for an automotive use. The automotive use “Firestone” is proposing no new changes and has existed and functioned at this location for several years. The applicant has previously undertaken noise mitigation measures that will protect the residential properties on Main Street.

I received email correspondence on April 23rd from Attorney Tim Hollister who represents both the nearby auto users and homeowners stating that he and his clients are also in support of this request. In addition, considering that this same Board recently approved several Variances for the same use and property, I believe the location approval is appropriate.

I have no objection to his request.

cc:
SB Newington 433 LLC, file

Phone: (860) 665-8575 Fax: (860) 665-8577
aarmstrong@newingtonct.gov