

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: May 6, 2020
Subject: **Town Planner Report for May 13, 2020**

1. Outdoor Restaurant Seating:

Governor Ned Lamont announced at a press conference last week that restaurants will be allowed to reopen with outdoor seating starting on May 20, 2020 provided certain things happen. The Newington zoning regulations allow “outside temporary seasonal seating areas when approved by the Commission” (Section 3.11.6), so at the direction of TPZ Chairman Pane the staff is accepting and acting upon requests from existing approved restaurants to provide outdoor seating. Copies of approval letters will be forwarded to TZP members to keep them informed.

As of this writing one such request has been approved for Ruth’s Chris Steak House at 2313 Berlin Turnpike (a tent on the north side of the building), and another is in the works for The Rooster Company at 1088 Main Street (four tables behind the building).

2. Pending Zoning and Subdivision Amendments:

To recap where we are with the proposed LID and the proposed brewery amendments:

a. At the May 27, 2020 meeting there will be two public hearings on amendments to the LID regulations. The first hearing will be on a zoning amendment, to eliminate the requirement that commercial property owners install LID measures for the entire site when they apply for site plan approval of an addition. The second public hearing is on a subdivision amendment, to exempt small subdivisions from having to include LID measures in the overall design of the subdivision.

b. At the May 27, 2020 meeting there will also be a public hearing on the Brewery and Brew Pub amendment that I drafted. If approved, breweries (which are a manufacturing activity) will be allowed by right in industrial zones, and brew pubs (which are a hybrid manufacturing/restaurant activity) will be allowed by special permit in industrial zones and all business zones.

cc:
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