

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: May 19, 2020
Subject: **Petition #16-20: Special Permit (Sec. 6.11: Service, Sale, Repair, Rental or Storage of Motor Vehicles) for a Gas Station/Convenience Store at 4 Hartford Avenue. Diyala LLC, applicant; Newington Gas Distributors LLC, owner; Jawa Shalo, 3 Bucks Crossing, Cromwell CT, contact.**

Description of Petition #16-20:

This is an application for a special permit to operate a gas station/convenience store at 4 Hartford Avenue. There was a gas station here many years ago which some Commissioners may know was the subject of a long-standing environmental remediation operation.

Staff Comments:

This is the first new gas station/convenience store in Newington for many years – certainly my first in Newington. These activities are now possible due to the changes to the automotive use zoning regulations that TPZ adopted last year.

The parcel at 4 Hartford Avenue is in the B (Business) zone and abuts two homes in the R-12 zone to the north. The parcel is somewhat unusual in that the zone boundary does not follow the property boundary:



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

The site plan complies with the buffer requirements for an automotive use, but there is one regulation which does not say how the distance is to be measured:

- 6.11.3 Entrances and exits for any use approved under this section shall be at least 100 feet from a religious institution, school, playground, hospital or any residence.

I have told the applicant's engineer to explain his interpretation of "at least 100 feet" during his presentation at the public hearing.

I have also told the consulting engineer to be sure to discuss the environmental remediation that has been conducted on the property in his presentation.

I have no other comments on the special permit, but I do on the site plan. See my site plan review comments to the applicant, attached. As of this writing the Town Engineer has not completed his review.

cc:
Applicant
file