

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

Memorandum

To: TPZ Commission
From: Erik S. Hinckley, Land Use Enforcement Officer/Asst. Town Planner
Date: January 21, 2021
Re: 712 Cedar Street – Proposed Hotel Development – Site Plan 44-20

Staff report:

The applicant is applying for site plan approval for a “Proposed Hotel Development”. There was a prior site plan approval by the TPZ for a hotel on that site in 2008 under petition 61-07 that has since expired.

The subject site is zoned PD (Planned Development) and within the TOD (Transit-Oriented Development) overlay district, however the applicant chose not to use incentives available under the TOD overlay, and to design this project in compliance with PD zone regulations. The proposed use is allowed in the PD zone under section 3.18.1.A of the regulations.

This proposal is for a 4 (four) story hotel on a 2.23-acre parcel of land. The site will be accessed by a private driveway/road from either Cedar Street or Myra Cohen Way. The hotel will consist of 122 rooms with a total of 126 parking spaces. The landscape plan indicates the following to be planted; 36 trees, 511 shrubs, and 580 ground covering plantings. The plan also meets all the parking requirements as delineated in section 6.1 as well as the buffer and landscape requirements of section 6.10.

As noted this application meets the zoning regulations, and staff recommends approval.

Commission:

In reviewing this application, the commission should act in its administrative capacity and vote to approve this site plan as it meets the current zoning requirements.