

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: February 3, 2021
Re: 50 Mill Street Extension – Elderly Housing Management Inc., petition 40-20

Staff report:

The applicant is applying for a site plan modification under section 5.3.9 of the regulations for an additional 7 (seven) parking spaces and an underground drainage detention system. The proposed changes only occur in the parking area and green space, no changes to the building are planned.

The site was originally approved under petitions 11-09 and 12-09. The parcel is zoned R-12 and currently serves as an assisted/independent living facility for the elderly.

Staff has reviewed the plan and regulations and feels the proposed additional parking meets the required number of parking spaces for the site. The applicant has addressed the comments they received at the prior TPZ meeting. They have eliminated a portion of the underground detention system and the previously proposed parking spaces in the northeastern part of the site, near the hammerhead off of Welles Drive North. The proposed reduction of green space meets the requirement in section 6.10.

Staff recommends approval of the proposed site plan modification.

Commission:

In reviewing this application, the commission should consider landscape requirements as in section 6.10 of the Newington Zoning Regulations. Relevant sections are shown below:

Section 6.10 Green Space, Landscaping and Buffer Requirements

6.10.1 Minimum Landscaped Area

Notwithstanding other portions of this regulation, no development shall be permitted in any zone which does not leave a minimum landscaped area of at least 10 percent of the total lot area free of any building, impervious surface material or other structures. Land in the front, side and rear setback areas shall not count toward the minimum landscaped area. Such minimum landscaped areas shall be planted with grass, moss, ground cover or trees in such a way as to allow natural percolation of rainwater and not to interfere with adequate drainage of rainwater from surfaced or built-up portions, and to promote proper environmental design.

6.10.2 Location

Generally, green space will be located in the yard areas and most particularly, in the front yard.

6.10.5 Buffers

Where buffer areas are required elsewhere in this regulation, the following standards shall be met:

A. If, in the judgment of the Commission, a buffer area is necessary to protect residential areas within or adjacent to the proposed area, the Commission may require landscaping, fencing or other appropriate screening within any required front, side or rear yard, in an amount and location appropriate to the need for such screening.

B. A buffer area shall be not less than 25 feet in width and planted with evergreens no fewer than 2 rows nor further than 15 feet apart, with trees planted no more than 15 feet apart along each row, staggered to provide maximum screening, and using trees not less than 5 feet in height at time of planting. Suitable existing tree cover may be substituted. When the proposed new development abuts existing Town-owned open space or a designated greenway, the minimum buffer area shall not be less than 50 feet in width. Suitable existing tree cover may be substituted when approved by the Commission. (Effective 3-4-2011)