

# 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 16, 2021  
**Re:** 3311 Berlin Turnpike – Product Display in front of the Building – Site Plan Modification Petition 08-21

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#### Staff Report:

The applicant is applying for a site plan modification, under petition 08-21, to display granite for sale in front of the building at 3311 Berlin Turnpike.

The subject site is zoned PD (Planned Development) and contains approx. 1.87 acres of land. The existing building is around 12,000 sf. The applicant is proposing 6 (six) “A-Frame” granite displays on site of which only 2 (two) would be in front of the building. As proposed these displays will not be in the front yard setback, hinder parking, traffic, or emergency access to the building.

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

#### Commission:

In reviewing this application, the commission should consider Section 3.23 of the regulations, attached for your use.

#### Section 3.23 Accessory Buildings and Uses Permitted in Business, Industrial and PD, CD and PL Zones

##### 3.23.1 Accessory Outside Use Standards

A. Supplies, materials, products and equipment which are incidental and subordinate to the principal use of the lot may be stored outside on the same lot but shall not be located in front of the principal building nor be placed on rack shelving higher than 12 feet.

B. Products and equipment intended for sale may be displayed in front of the principal building when approved by the Commission, but not in the required front yard setback area.

C. This display of this equipment and products shall not obstruct pedestrian walks or fire lanes. (Effective 12-01-01)

### 3.23.2 Accessory Building

Accessory buildings shall conform to the requirements of Section 4 and for the zone in which the building is located. Accessory buildings shall not be located in front of the principal building and shall only be located to the rear of or side of the principal building. (Effective 12-01-01)

### 3.23.3 Standards

A. Accessory buildings are permitted only when there is a principal building on the same lot.