

# TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

## Town Planner

### Memorandum

**To:** TPZ Commission  
**From:** Erik S. Hinckley, Asst. Town Planner/Land Use Enforcement Officer  
**Date:** March 17, 2021  
**Re:** 187 Costello Road – Site Plan Petition 11-21

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#### Staff Report:

The applicant is applying for site plan approval, under petition 11-21 for a Contractor Facility at 187 Costello Road which is in the PD (Planned Development) zone.

The parcel is 1.47 acres with a small building and is currently in use as an apparent storage facility for construction equipment. This proposal would demolish all existing structures and construct a new one-story building and parking area. The proposed one-story warehouse building is approx. 2,600 square feet. The maximum building height to is shown as 17 feet high. There are 12 total parking spaces proposed which includes 1 accessible space (see sheet 2 of 10). There is also a gravel construction yard proposed on site that has one material storage bin.

The site will be accessed from Costello Road through 1 (one) entrance to the site. There appear to be no anticipated traffic issues at this site.

The 25' residential buffer on the east side of the site has been shown on the plan. Currently we are waiting on a landscape and lighting plan to verify that the site will meet those conditions as well. We anticipate that this plan will also address the required plantings in the buffer area.

This site will be used as a construction yard with equipment and material stored on site.

This site, building type, and use are consistent with other operations on Costello Road and are in character with that area.

As noted this site plan application meets the zoning regulations and staff recommends approval, pending the review and approval of a landscape and lighting plan.

#### Commission:

In reviewing this application, the commission should consider the criteria for site plans as delineated in section 5.3 of the regulations.