

# 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:** March 17, 2021  
**Re:** 28B Fenn Road – Hemangi Patel – Special Permit 10-21

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#### Staff report:

The applicant is applying for a special permit under section 6.6 of the regulations for the sale of liquor at a new liquor store in the Fenn Road Stop and Shop Plaza. There are no other proposed changes to the site and its current parking will remain the same. Signage will be as allowed under the current zoning regulations.

There was a prior approval in this plaza for a liquor/package store in 1992; that establishment has since closed. This plaza is zoned I (industrial) and currently contains businesses such as; super market, medical offices, nail salon, restaurants, real estate office and other similar type of businesses.

Presently this application meets all the distance requirements as laid out in section 6.6.3 of the regulations. Staff feels this application meets all the requirements of the regulations and recommends approval.

#### Commission:

In reviewing this application, the commission should consider the special criteria for the proposed use listed under the Section 6.6.4 of Newington Zoning Regulations, as well as the general Special Permit criteria listed under Section 5.2.6 of the regulations.

#### 6.6.4 Approval

In passing upon applications for permits under this section, the Commission shall consider the effect of any individual permit on the maintenance of public order, safety and the protection of property.

#### Section 5.2.6 - general criteria for Special Permits:

5.2.6 In reviewing the proposed special permit, the Commission shall consider the following criteria as well as any specific standards pertaining to the requested special permit or special permit and record its findings in the record of the meeting:

A. The need for the proposed use in the proposed location.

- B. The existing and probable future character of the neighborhood in which the use is located.
- C. The size, type and location of main and accessory buildings in relation to one another, and in relation to other structures in the vicinity.
- D. Traffic circulation within the site; amount, location and access to parking, and traffic load or possible circulation problems on existing streets or proposed streets and driveways considering impact on existing streets are effected. For large scale retail developments in excess of 40,000 square feet of gross floor area a traffic impact analysis report with proposed mitigation measures shall be submitted with the application.
- E. Availability of public water and sewer, and possible overloading of water and sewage systems and the adequacy of the existing off site storm water system serving the property to safely accommodate any increase in drainage. (Effective 12-01-01)
- F. Location and type of display signs, lighting and landscaping and the impact of type signs on adjacent properties.
- G. Safeguards to protect adjacent property, and the neighborhood in general, from detriment including, but not limited to proper buffering.