

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: April 5, 2021
Re: 80 Fenn Road – Square Peg Pizza Special Permit 12-21 (Modification of Special Permit 13-18)

Staff report:

The applicant is applying for a modification to special permit 13-18 that was issued by the TPZ on June 29, 2018. Condition #1 of that permits states “Any future expansion of the food or drinks offered on the property will require review by the Town Plan and Zoning Commission to determine if additional parking is required.” Section 5.2.7 of the regulations require a new petition and a public hearing for a modification to a special permit.

TPZ originally approved Montana Nights in March 2018 (petition 04-18-recreational use in the I zone). In June 2018 (petition 13-18-for sale of alcoholic beverages) was approved the TPZ. In 2019 TPZ approved a site plan modification for Montana Nights (petition 18-19) that increased the amount of parking spaces for this business by 23 spaces.

The property at 80 Fenn Road is 3.27 acres and located in the I (Industrial zone). The applicant is seeking to build a pizza oven and counter space inside the existing foot print of Montana Nights. The build out will encompass 400 square feet. This counter service would serve patrons of Montana Nights as well as walk in clientele who will pick up pre-ordered food that was and leave the premises. Square Peg will maintain the same operating hours as Montana Nights and no additional traffic or parking issues are anticipated.

Commission:

This application for an intensification of an approved accessory use, meets all the requirements as set forth in section 5.2 of the regulations. Potential parking issues were addressed in 2019 when the TPZ approved 23 additional parking spaces at this site. Staff recommends approval of this application.

Section 5.2.6:

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.