

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: January 3, 2022
Re: 566 New Britain Avenue – Special Permit Petition 53-21

Staff Report:

The applicant is applying for a special permit, under section 3.11.14 to allow apartments in business buildings located within the B (business) zone.

The two-story building is currently vacant and sits on 0.57 acres of land. This proposal seeks to allow two one-bedroom apartments on the second floor of the existing building. The current access to the property is off of New Britain Avenue onto the paper street known as Arlington Avenue. The access to the property will not change. The applicant is proposing 12-13 parking spaces on site which would cover the apartment and business uses.

As proposed the 1st floor business space will occupy approx. 1230 square feet. The two upstairs one-bedroom apartments will be 678 and 614 square feet respectively.

We reviewed the special permit application and it meets the zoning regulations. Staff recommends approval, pending the TPZ review with the following conditions:

1. Parking areas to be paved.
2. All lawn areas to be seeded.
3. The fabric storage structures must be moved to the rear yard area and no vehicles can be parked under them.
4. Remove all the construction equipment, recreational vehicles, and trailers from the site.
5. Stabilize the slope in the northeast corner of the property to protect the fencing from being undermined.
6. Remove all the junk and debris from the site.
7. These conditions shall be fulfilled by the applicant prior to the issuance of c/o (certificate of occupancy) for the apartments.

The applicant he has agreed to address the conditions as noted above.

Commission:

In reviewing this application, the commission should consider the criteria for the apartments in section 3.11.14 and the special permit requirements as delineated in section 5.2 of the regulations.

3.11.14 Apartments in Business Buildings

A. Apartments may be permitted on the second and third floors of new and existing buildings.

B. Standards

Apartments provide affordable housing accommodations that fulfill a community need, provided the following conditions are met.

1. In addition to building code requirements, each apartment shall have unobstructed access to the outside, separate from any business use or activity.
2. Sound proofing shall be designed and installed to isolate the normal sounds of business activity from the apartments.
3. At least 1,000 square feet of land area is required per dwelling unit.
4. A minimum of 1.5 parking spaces per apartment shall be provided on site, either within or accessible to the parking lot for the commercial portion of the building.

Section 5.2 Procedures and Standards for All 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 12/01/2001)
- 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.