

# 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:** February 16, 2022  
**Re:** 227 Pane Road and 253 Maselli Road – Special Permit and associated Site Plan Petition 04-22

---

#### Introduction:

The applicant is applying for a special permit and associated site plan under section 3.19.2 for a residential use within the PD (Planned Development) zone at 227 Pane Road and 253 Maselli Road.

Special Permit applications require a public hearing. When considering special permit applications, the commission should refer to the General Special Permit criteria listed in section 5.2.6 of the regulations and specific special permit criteria for residential development in the PD (Planned Development) zone in section 3.19.2.

Site plan applications do not require public hearings, and are reviewed under the provisions of section 5.3.3 of the regulations. (sections 3.19.2, 5.2.6, and 5.3.3 are attached on page 2 for your review)

#### Project Description:

The existing property contains approx. 5.2 acres of land and is situated at southwest corner of the Pane Road and Maselli Road intersection. The property is situated between an industrial park (to the north), self-storage (to the east), outdoor equipment sales (to the west), and office space (to the south). As proposed there will be 2 residential apartment buildings of 4 stories each. Each build will contain a mix of one and two-bedroom apartments which total 76 units in each building for a total of 152 units. The applicants project narrative states; “Approximately ten percent of the apartments will be designated as workforce/affordable housing for persons earning up to 80% of the Area Median Income”

The site will be accessed from both Pane and Maselli roads (see sheet C-2.0). The Pane road entrance is located on the westerly side of the property which will be a right in and right out only. This entrance also features a concrete island that is installed to support entrance and exit turning movements. An entrance/exit onto Maselli road is also proposed which will have no restrictions. The traffic analysis of this site notes that this development will generate 55 to 60 vehicle trips during peak hours. Additionally, the report also notes;

“The signalized intersection of Pane Road at Maselli Road/Rockwell Road will continue to operate at the same overall Level of Service during both peak hours with a minimal increase in vehicle delay. The eastbound approach will have an acceptable change in level of Service from

“A” to “B” during the weekday afternoon peak hour. The northbound approach will have an improvement in Level of Service from “C” to “B” during the weekday afternoon peak hour. The signalized intersection of Pane Road/Kelsey Street at Church Street will continue to operate at the same Level of Service during both peak hours with a minimal increase in vehicle delay” (pgs. 13-14)

The property will be supported by 240 parking spaces, which complies with the parking regulations. 4 electric vehicle (EV) charging stations are also proposed as well. Amenities provided also include; an outdoor seating area with benches, tables, lounge chairs, and a fire pit (see sheet C-6.4). The property also provides 198 onsite trees as well as various other species of shrubbery and grasses (see sheet L-1.0) throughout the site.

The Planning and Zoning office has also developed comments that are currently being addressed by the applicant.

### **Regulations for Review:**

**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.

**3.19.2** Residential building may be permitted subject to the following conditions.

#### A. Permitted Uses

1. Residential buildings and their necessary accessory facilities subject to the density requirements set forth in this section. (Effective 5/11/2021)
2. Retail, office or service uses on the first floor only of such buildings.

#### B. Conditions

This use and its permitted density and height is declared to meet a community need and to be compatible with its environment, provided that the Commission finds that all of the following conditions and standards have been met.

1. Reserved (Effective 2/8/2022)

2. Minimum Site Area

The minimum site area shall not be less than 5 acres. (Effective 8/15/2007)

3. Residential Density

The density of residential uses shall be subject to the provisions of Section 4.5 Table A. (Effective 5/11/2021)

4. Recreation Area

Suitable common open space for the recreation of children and adults shall be provided and screened from driveways, streets and parking access. At least 200 square feet of such space shall be required per dwelling unit.

5. Height of Buildings

No principal building shall exceed a height of 4 stories or have less than 2 stories, and no accessory building shall exceed a height of 15 feet. (Effective 12/01/2001)

6. Spacing of Buildings

Buildings shall be so located and arranged as to permit full access to the sun.

7. Dwelling Units

The basement shall not be occupied as living quarters.

8. Parking Space

In addition to the requirements of Section 6.1, no garage or parking space shall be nearer than 35 feet from any street right of way. Parking under a building is permitted.

9. Fire Protection

a) Standpipes for fire protection with hoses on each floor shall be provided sized in accordance with standards of the National Fire Protection Association in all buildings three or more stories in height and more than 10,000 square feet per floor.

b) Automatic sprinklers shall be provided in stairwells, corridors, and basements for all buildings four or more stories in height.

### **5.3.3 Commission Review**

In reviewing site plans, the Commission shall consider the following, as well as the conditions and standards herein. Applicants should also refer to Section 7.4, Design Standard and Site Plan Checklist.

1. The existing and planned future character of the adjacent property.

2. Traffic circulation within the site; amount, location and access to parking; traffic generated and possible traffic hazard or circulation problems on existing or proposed drives or streets.

3. Availability and adequacy of public utilities serving the site and the adequacy of the existing and proposed stormwater system to accommodate any increased drainage. (Effective 12/01/2001)

4. The location of signage, lighting and natural or landscape features.
5. Safeguards to protect adjacent property and the neighborhood in general from detriment or depreciation.
6. The suitability of the building design to its site.
7. Safeguards to promote the convenience of travel and the orderly use of land through the safe location of driveways, the number, size and access points to a site in relationship to adjacent properties and the public roadway. (Effective 12/01/2001)