

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 3, 2022
Re: 425-D New Britain Avenue – Special Permit Petition 03-22

Staff Report:

The applicant is applying for a special permit under section 3.2.1 of the regulations for a church at 425-D New Britain Avenue.

As existing the 0.33-acre parcel has a commercial building on the property located within the B (Business) zone. The building contains approx. 3,780 square feet and has 4 tenant spaces and 19 parking spaces. The building is currently occupied by; Village Pizza, Venus Nails, and 917 Ink Tattoo. The proposed church would be the occupant of the fourth, currently vacant, storefront.

The existing businesses have the following hours; 917 Ink 12pm – 8pm, Venus 9:30am – 7pm, and Village 11pm – 11pm. According to the applicant the church activities will take place starting at 7pm. The 4 building tenants share 19 parking spaces, which includes 1 accessible space (as approved on site plan 535). The building is accessed off of New Britain Avenue and they have an easement agreement for a shared driveway with the business at 433 New Britain Avenue (as shown on the prior approved site plan from 2003). The applicant has stated they have 16 parishioners attending services which will require 4 parking spaces per the zoning regulations for an assembly use.

As proposed the application meets the zoning requirements and staff recommends approval of this petition.

Commission:

In reviewing this application, the commission should consider the criteria for all special permits delineated in section 5.2 of the regulations, specifically section 5.2.6 (attached).

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.