

# 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:** March 4, 2022  
**Re:** 187 Costello Road – Site Plan Modification Petition 14-22

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#### Staff Report:

The applicant is applying for a site plan modification under petition 14-22, to remove the approved plantings onsite at 187 Costello Road which is in the PD (Planned Development) zone.

The parcel is 1.47 acres and the building (approved under site plan petition 11-21) has been constructed and is currently occupied by the applicant as part of a contractor's storage yard. The applicant is requesting the modification for the purpose of removing plantings that were approved under petition 11-21. The approved plantings consisted of 23 Green Giant Arborvitae and 1 Eastern Red Cedar. The arborvitae were approved as screening from the road and were located east of the two stormwater basins (see sheet LP-1). The red cedar appears to have been more of an ornamental. The parcel to the north of this property was also approved with an arborvitae screen east of their storm water basins in 2021. The parcel across the street also was approved with numerous onsite plantings. The approved landscaping in that area of PD zone is consistent with the surrounding properties.

As proposed staff sees no reason to eliminate all the approved plantings from this site. If the commission eliminates plantings on this site it may lead to future applications from surrounding sites that also wish to eliminate TPZ approved plantings. It was proposed to the applicant's engineer to possibly reduce the number of plantings, however, the applicant is concerned that any vegetated screen in front of his property makes it an easier target for theft and other petty crimes.

#### Commissioners:

Under section 5.3.9 (attached) the commission can act for the change of use.

#### **5.3.9 Change in Use and Site Design**

A. A change in use of land or in the use of a structure or building will require site plan approval if any one of the following occurs:

1. Increases the amount of parking;
2. Changes the loading or access;
3. Increases the building's gross floor area by more than 10 percent;
4. Alters the site's parking lot green space, landscaping, or increases the amount of buffering required in Section 6.10.

B. Minor changes not requiring additional parking, loading, access or structural addition of less

than 10 per cent to the rear or side areas of buildings will not require site plan approval.

C. For the purposes of this section examples of a change of use would include but are not limited to the conversion or addition of floor space from industrial/warehouse use to retail floor space or office floor space. the conversion of retail floor space to recreation use or public assembly use, such as a school or sports complex, church, etc. (Effective 12/01/2001)

D. Changes only to the architecture of the building will not require the submission of a new site plan to the Commission. (Effective 12/01/2001)