

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 3, 2022
Re: 85 Kitts Lane – Special Permit Petition 09-22

Staff Report:

The applicant is applying for a special permit under section 3.15.3 of the regulations for a restaurant/café in the B-BT (Business Berlin Turnpike) zone at 85 Kitts Lane.

As existing the 0.71-acre parcel has the former VFW building on the property located within the B-BT zone. The applicant is proposing two associated businesses there. The first is an adult day care which will occupy approx. 1,600 square feet of the building while the café will occupy approx. 320 square feet. The adult day care operation is intended to teach life skills to young adults that attend. Some these skills will include cooking and other food preparation and they will be trained in the kitchen. Trained individuals will also be given the opportunity to work in the café for real world experience.

The hours of operation for both businesses will be Monday through Friday from 9 am to 4 pm. The site is accessed from its own driveway from Kitts Lane and provides ample onsite parking. As proposed the site meets the parking requirements of the zoning regulations. The applicant is also proposing a location for future outside dining on the property. The proposed use is a good fit for an under-utilized area of the B-BT zone.

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.