



TOWN OF NEWINGTON

Office of the Town Planner

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MEMORANDUM

TO: Newington Town Plan & Zoning Commission
 FROM: Michael D'Amato, AICP, CZEO, *Michael D'Amato*
 DATE: September 21, 2022
 SUBJECT: **Petition# 36-22:** Special Permit for Recreation Use (Sec. 3.17.6). 385 Stamm Rd.
 Applicant/Contact: Kevin Rival

Date of Receipt		September 14, 2022	
Deadline for Decision		35 days from receipt to open, 65 days from hearing close to decide.	
Other Agency Reports Required?	No		
Extension Eligible?	Yes	Total Possible Days	65
Materials Reviewed		<ul style="list-style-type: none"> Application, Narrative and Site Plan 	

Application Summary

Per the materials submitted, the applicant is seeking approval to operate a gym/training/sports facility in a 14,000SF portion of the existing building at 385 Stamm Rd. The entire operation is proposed as an indoor facility with artificial turf, netting, full gym and golf simulators for all ages.

This approval is being sought pursuant to **Section 3.17.6** which requires a Special Permit for "Recreation Uses" in the Industrial Zone

Staff Comments:

Parking:

The existing building is approximately 64,400SF. Given the current tenants on the property and the 14,000SF recreation use proposed by this application, a detailed floorplan should be provided so that an accurate parking calculation can be performed.

Large Events:

It is not uncommon for facilities similar to the one proposed to host larger events on a periodic basis. The applicant should clarify if large events will be allowed to take place at this facility and if so, how parking and access will be managed to ensure the other building tenants maintain access to the site. Any agreements for off-site parking on nearby sites should also be clarified.

Food Service:

Section 3.17.6 allows for retail sales and food service uses when associated with a recreational use at the discretion of the Commission. The applicant should clarify during the public hearing if any food and/or beverage services or retail sales are planned. If these accessory uses are proposed, the floorplan should be updated accordingly.

Staff Guidance:

Staff has no concerns with the compatibility of this use related to the Industrial Zone or Stamm Rd. However, given the outstanding compliance items referenced above, it is recommended that the public hearing be kept open so the applicant can provide the requested information and staff can confirm compliance.

