



# 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 15, 2022  
SUBJECT: **Petition# 39-22:** Special Permit for Home Occupation (Sec. 3.4.4) 24 Atwood.  
Applicant/Contact: Beth Read

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	• Application, Narrative and Site Plan		

#### Application Summary

Per the materials submitted, the applicant is seeking approval for a Home Occupation to operate a photography business/studio at 24 Atwood St.

This approval is being sought pursuant to **Section 3.4.4** which requires a Special Permit for Home Occupations and Professional Offices in all residential zones.

#### Staff Comments:

##### Compliance with Section 3.4.4:

- No exterior modifications or other exterior evidence of the business is proposed.
- There is no signage proposed
- The dwelling is the full-time residence of the applicant
- Adequate parking exists behind the home within the existing driveway.
- The total area dedicated to the business is not in excess of 25% of the homes overall square footage.
- There are no employees other than the property owner.

#### Staff Guidance:

The application as submitted appears to be compliant with the zoning regulations. Staff has no concerns with approval of this application.

If the Commission is satisfied with the application as presented, prior to issuance of an approval, the Commission must determine if the duration of the permit will be for 1, 2 or 3 years. Staff would recommend approval be granted for a minimum of two (2) years.