



## SPECIAL PERMIT NARRATIVE

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**To:** Newington Town Plan & Zoning Commission  
Renata Bertotti / Town Planner

**From:** Kevin Solli, P.E., PTOE  
Luke Mauro, P.E., PTOE

**Subject:** Special Permit Narrative  
751 Russell Road  
Newington, Connecticut, 06111

**Date:** 09/14/2022

**CC:** Michael Frisbie / Noble

Solli Engineering has prepared this Special Permit Narrative to address the Special Permit Criteria outlined in Section 5.2.6 of the Newington Zoning Regulations, last revised 08/17/2022, as they relate to the proposed Noble Fuel development at 751 Russell Road in Newington, Connecticut.

### Project Description

The project is located at 751 Russell Road in Newington, Connecticut. The proposed project site consists of 8.9± acres located within the Business-Berlin Turnpike (B-BT) Zoning District. The parcel is currently undeveloped except for an access driveway through the site. The subject parcel is proposed to be developed with a gas station/convenience store, car wash and an electric vehicle showroom & service center. The gas station/convenience store will include 12 fueling positions and 8 vehicle charging stations on site and a car wash. The convenience market also includes fast food with a drive-thru window (1,769± square feet) and an ice cream shop (921± square feet). The total floor area for the convenience store/drive-thru building is approximately 8,384± square feet. A separate electric vehicle showroom and service center (23,500± square feet) is also proposed on site. The site is bound by East Cedar Street to the south, Russell Road to the east, an industrial building and public land to the north, and open space to the west.

### Reason for Special Permit & Special Permit Criteria

In accordance with Section 3.15 of the zoning regulations, drive through restaurants and motor vehicle service uses are permitted within the B-BT Zone with a Special Permit. Per Section 6.11 of the zoning regulations, motor vehicle service uses include new/used car dealers, gasoline sales and car washes.

Section 5.2.6 of the Newington Zoning Regulations states: “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.” Provided below is a list of the criteria outlined in Section 5.2.6 of the zoning regulations followed by our justification for each criteria in **bold**:

- A. The need for the proposed use in the proposed location.

**Noble Energy Real Estate Holdings, LLC, the owner of the property, has identified a market need for the combined uses proposed on the property. While there are some similar uses located within town and along**

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the Berlin Turnpike, there is no existing location which provides all the services proposed in one convenient development program, which includes gas fueling, EV charging, car washing, a convenience store and numerous quick food services users. In addition to the uses outlined above, the developer has also identified a need in the marketplace to provide an opportunity for drivers to evaluate alternative automobile options in the form of electric vehicles. The proposed development program also provides interior seating and an outdoor patio space associated with the quick service food users to provide patrons a place to sit and enjoy their cup of coffee, a sandwich or an ice cream cone, perhaps on the way home from a little league game or while their electric vehicle is charging.

It should be noted that the Commission previously approved a larger scale commercial development on this property under the name "Shoppes at East Cedar Street" back in 2007 which consisted of a gas station/convenience store, bank, retail/restaurant uses and a 100-room hotel. The current proposed development program is of a smaller scale than that which was previously approved.

- B. The existing and probable future character of the neighborhood in which the use is located.

The proposed development is located with the Business-Berlin Turnpike (B-BT) Zoning District, which is a developed commercial corridor consisting of a variety of retail, restaurant, office and service-related uses. The uses proposed as part of this development plan are complementary to the surrounding uses along the Berlin Turnpike corridor.

- 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.

The size and scale of the proposed buildings were designed to complement one another and were sited accordingly. The site plan includes a tiered design which steps from a low point at the intersection of Russell Road and East Cedar Street, up to the developed pad area for the EV showroom and service center approximately ten feet higher, and finally the development pad for the gas station, convenience store and car wash uses that is situated an additional 10 feet above the EV showroom. The finished floor elevations of the building pads were developed to follow the rising slope of the roadway as drivers travel from east to west along East Cedar Street.

The design of the car wash, gas station and convenience store pads allows for patrons to fill up/charge up their vehicles, grab something to eat or drink from the store and wash/vacuum their cars in one convenient location. In concert with the proposed EV charging stations/canopy on the site, there is a proposed electric vehicle showroom and service center that ties the multiple electric vehicle uses together. The size and scale of the proposed buildings on the site is also in line with other commercial uses within the project 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.

The site has been designed to allow for satisfactory circulation of passenger cars, fire trucks and tractor-trailers from and to the right-of-way and also on-site. The amount of on-site parking spaces provided meets the requirements of the zoning regulations and is sufficient to service the on-site uses. There is also adequate queuing for the drive-thru restaurant uses within the convenience store and for the car wash use, without queue spill-back onto the main drive aisles within the development. There is also adequate queuing to accommodate vehicles exiting the site onto East Cedar Street, without affecting on-site vehicle circulation with the development pad areas. A traffic signal is proposed at the site driveway on East Cedar Street, as

**our analysis indicates that installation of a signal is warranted based on criteria provided within the Manual on Uniform Traffic Control Devices (MUTCD), issued by the FHWA. A comprehensive traffic study further detailing traffic related impacts is included in Special Permit application materials.**

- 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)

**The project site is proposed to be serviced by public water and public sewer facilities. As outlined above, the previously approved development plan was of a much larger scale and would have resulted in higher water and sewer demands than the uses currently proposed. The proposed drainage system has been designed to attenuate proposed discharge rates to maintain pre-development drainage conditions. Underground detention facilities will be required to maintain pre-development stormwater discharge rates. Drainage connections are proposed to the existing state drainage system within East Cedar Street and will be reviewed and approved by the CTDOT as part of the encroachment permit process.**

- F. Location and type of display signs, lighting and landscaping and the impact of type signs on adjacent properties.

**The project proposes a single pylon sign on the west side of the site driveway on East Cedar Street, which will serve as a pricing sign for the gas station and also provide three smaller subpanels identifying the quick service restaurant tenants. Building mounted signage panels were sized to meet the requirements allowed per the zoning regulations. Site lighting has been designed to provide energy-efficient LED fixtures which are dark sky compliant. Site and building lighting fixtures have been positioned to avoid light spillover onto the neighboring properties. The landscaping plan has been designed to meet town zoning regulations and includes a mix of generally native plant species that are non-invasive, drought resistant and complement the site and building design.**

- G. Safeguards to protect adjacent property, and the neighborhood in general, from detriment including, but not limited to proper buffering.”

**The existing adjacent properties include open space to the west and public land and an industrial use to the north. The site has been designed to provide a minimum 45’ wide landscape buffer along the western property line adjacent to the open space. In addition, there is an existing line of trees along the western property line that serve as a screen buffer between the open space to the west and the proposed development parcel. There is also a large wooded/wetland area in the northwest corner of the property that totals approximately 1.75 acres that will remain untouched as part of the project and serves as a significant buffer between the development pad areas and the adjacent open space and public land areas to the west and north of the property.**

We hope that you will agree that the proposed development program for the site is appropriate for the location within the B-BT and along the Berlin Turnpike commercial corridor. The on-site uses are complementary to each other and to the other uses within the zoning district and in proximity to the property. The proposed development will not have an adverse impact on the character of the neighborhood, traffic circulation along the East Cedar Street corridor or public utilities and drainage infrastructure in the area. We respectfully request that a Special Permit be granted for the project and we look forward to presenting the project to the Commission and answering any questions that you may have.