

**SUPPLEMENTAL MATERIALS OF PREMIER REAL
ESTATE SERVICES II, LLC, FOR SITE PLAN
APPROVAL, 41 RENTAL APARTMENT HOMES UNDER
C.G.S. § 8-30g, 103 LOUIS STREET, NEWINGTON, CT**

**Newington Town Plan and Zoning Commission
January 26, 2026**



Building Design:

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1

MEMORANDUM

DATE: January 26, 2026

TO: Newington Town Plan and Zoning Commission, Paul Dickson

FROM: Hinckley Allen and Development Team

RE: Applicant's Supplemental Materials

This memo explains the attachments in this supplemental materials package.

1. Town Planner and Engineering Departments' January 11, 2026 Comments, Annotated with Development Team Responses

Premier Real Estate Services II, LLC ("Premier") received comments and questions from the Town of Newington's Planner and Engineering Departments. A copy of their January 11, 2026 questions and comments, annotated with Premier's responses, is at Tab 2.

2. Natural Diversity Data Base Areas

In response to a question from staff inquiring whether the property has been reviewed for endangered, threatened, and special concern species, Premier has included at Tab 3 a copy of the December 2025 CT DEEP Natural Diversity Data Base Areas Map, which shows known locations of state listed species and critical habitats in the area of the subject property. As shown therein, the subject property is outside of any NDDB highlighted area.

3. Utilities

The Metropolitan District will provide sewer and water services to the site. A letter from The Metropolitan District confirming sewer and water services is at Tab 4.

4. Intersection Site Distance and Stopping Sight Distance Profile Sheets

At the request of the Planner and Engineering Departments, this supplemental materials package includes, at Tab 5, plan sheets showing the minimum required Intersection Sight Distance (ISD) and minimum required Stopping Sight Distances (SSD) for the driveway.

2

To: Newington Town Plan & Zoning Commission

CC: Paul Dickson, Town Planner

From: Hinckley Allen and Development Team

Re: Responses to Town Planning and Engineering Department's
January 11, 2026 Application Comments

Below is copy of the Newington Town Planning and Engineering's January 11, 2026 comments, annotated with the applicant's responses. Town comments are in italic font, the applicant's responses are in "bold."

1) Property Survey, Sheet 1 of 1

- a. Include live LS signature on plan.*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment.

- b. Are there any trees to be removed with 6" caliper or larger, particularly along the southern border of the property? If so, identify them on the plan (NZR 5.3.4(1)E).*

RESPONSE: We are not aware of any trees exceeding 6" in caliper on the subject property. According to the filed survey, the property boundary is accurately marked by an iron pin in the field; no trees over 6" in caliper are proposed on the site plan.

- c. An easement is noted in the provided Schedule A (SNET easement Volume 85 Page 189). This appears to be a blanket easement and should be noted on the survey. Are there any other easements on the property? If so, identify them on the plan.*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment. We do not believe there are any other easements on the property.

2) General Notes, sheet GN-1

- a. Add note that the property has been reviewed for NDDB and indicate if any species are or are not present. (NZR 5.3.4.1.F)*

RESPONSE: The subject property is not in an area identified by the CT NDDB map as possible habitat for listed, endangered, threatened, and special concern

species. A copy of the CT NDDDB map, showing the applicant's property, is included in its supplemental materials. The applicant however agrees, as a condition of approval, to amend its application consistent with the above comment.

3) *Demolition, Erosion and Sedimentation Control Plan, sheet ES-1*

- a. *Show materials stockpile areas with appurtenant E & S measures in compliance with the Connecticut DEEP 2024 Guidelines for Soil Erosion and Sedimentation Control. (NZR 7.4.21A)*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment.

- b. *Please include a note stating that the clearing limits shall be staked in the field and approved by the Town Engineer and Town Planner prior to any clearing on site.*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment.

- c. *No perimeter controls are shown for the northern boundary line behind units 1-13. Please add a note that this area should be stabilized as soon as practical to prevent erosion.*

RESPONSE: Perimeter controls are displayed for the northern property boundary. The southern property boundary is upgradient from the disturbance, and no silt fence is needed from an erosion & sedimentation objective. Construction fencing may be substituted as condition of approval.

- d. *Indicate any borings and test pits performed onsite and include the findings to quantify infiltration (NZR 5.3.4(4)E).*

RESPONSE: None have been performed.

- e. *Provide the contact information for the person responsible for the E&S Plan, or provide a note that the information will be provided not less than two weeks prior to construction (NZR 7.4.21B).*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment.

- f. Show all soil types on property (NZR 5.3.4.4.E).*

RESPONSE: The NRCS soil resource report has been provided as part of the hydraulic analysis, in appendix A. Three soil types are delineated in a soil map, with detailed descriptions of each soil also provided.

4) Site Plan, Sheet SP-1,

- a. Show available and required sight lines for ISD and SSD on the site plan (Traffic Report).*

RESPONSE: The applicant has included in its supplemental materials a plan and profile sheets showing the minimum required Intersection Sight Distance (ISD) and minimum required Stopping Sight Distances (SSD) for the driveway.

- b. Show snow storage areas (NZR 7.4.17).*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment, noting that snow storage areas will be located throughout the property.

- c. Include accessible parking signage for proposed spaces and update the detail to the standard DOT detail including breakaway post (NZR 6.1.1(A) / NZR 7.4.1(A)).*

RESPONSE: Accessible Parking Signs are located on the site plan. We do not believe breakaway signs are required or warranted in parking areas.

- d. Provide a dimension for the roadway and for the driveways in front of units 37-41.*

RESPONSE: The dimension is 22 feet.

- e. The proposed main site driveways vary between 22'-24' wide and need to remain clear for emergency vehicles. No parking signs should be provided for the driveway and proposed hammerhead.*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment.

- f. Refuse Handling: Will a dumpster be utilized or will refuse be handled through*

individual containers, and where will these containers be stored?

RESPONSE: Refuse will be handled through individual containers, which will be stored in each unit's respective garage.

- g. *Revise the zoning table to accurately reflect the setbacks and bulk data of the PD Zone.*

Setbacks: Front 35' / Side 25' / Rear 35' (NZR 4.5 Table B)

Lot area/unit: 1,500 sf / unit (NZR 4.5 Table A)

Minimum distance for pavement (drives): 5' (NZR 6.1.1H)

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment.

- h. *Show setbacks on the plan.*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment.

- i. *Show all proposed ADA ramp locations on the plan and grading to confirm ADA compliance.*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment.

- j. *Provide documentation of EV infrastructure capable of supporting Level 2 or direct current fast charging stations as required under Conn. Gen. Stat. 4b-77(c) and NZR 6.1.1L.*

RESPONSE: The applicant agrees, as a condition of approval, to add a note to the utility plan that units will be equipped with a 240 volt outlet for EV charging.

- k. *The site lacks pedestrian connectivity, especially to the nearby bus stops noted in the application narrative. The plan proposes pedestrian ramps that terminate in the roadway, creating unsafe conditions for pedestrians and wheelchair users who would be forced to travel in the roadway. Louis Street, as noted in the traffic report, has an estimated ADT of 6,020 vehicles with 374 vehicles during the peak morning hour and 619 vehicles during the evening hour and connects to the exceptionally*

busy thoroughfares of Main Street and the Berlin Turnpike. Orienting pedestrians into this busy roadway without pedestrian infrastructure represents a significant safety concern. To improve safety, the plan should be revised to provide safe pedestrian access. Possible solutions include: (1) Connecting sidewalks to the existing Louis Street sidewalk with a crosswalk and illuminated signs (RRFBs) at the intersection of Louis Street and Pascone Place; (2) Extending the sidewalk along the west side of Pascone Place to Louis Street, providing dual ramps to the crosswalk and future sidewalk connections along Louis Street; and (3) Coordinating with the DOT to locate a bus stop at the property with suitable pedestrian access. Revisions will require review by Town Staff and the Local Traffic Authority.

RESPONSE: The applicant agrees, as a condition of approval and subject to the Town's traffic authority's approval, to amend its application to add a crosswalk and accessible ramp, from the property, connecting to the sidewalk on the north side of Louis Street. The applicant also agrees, as a condition of approval and subject to OSTA's approval, to add illuminated signs (RRFBs) adjacent to the proposed crosswalk crossing Louis Street. A plan depicting these improvements is included in the supplemental materials.

5) Utility Plan, Sheet UP-1,

- a. CB-2 does not meet the minimum standards for 1% pitch: Dropping the F.L.s and Sump by 0.23' should provide 1% pitch from CB-3 to CB-2. Please review and revise.*

RESPONSE: The applicant agrees to amend its plans, as a condition of approval, consistent with the above comment.

- b. CB-7 does not meet the minimum standards for 1% pitch: Raising the F.L.s and Sump by 0.14 should provide 1% pitch from CB-7 to CB-10. Please review and revise.*

RESPONSE: The applicant agrees to amend its plans, as a condition of approval, consistent with the above comment.

- c. There are two trees proposed over the underground detention system. Please review the depth of the system and configuration of the chambers. These trees are beneficial to the site design and should remain.*

RESPONSE: The applicant does not expect the referenced trees to affect the detention system. However, if final drainage calculations or other plan revisions require it, the applicant may remove these trees.

- d. *Show proposed electrical and telecom utilities including proposed transformer locations. These utilities are required to be underground.*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment.

- e. *Provide a maintenance plan/inspection/schedule for the underground detention system.*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment.

6) *Hydraulic Analysis:*

- a. *Roof leaders are considered clean water and should be discharged to the ground for MS4 disconnected drainage, it will also reduce the size of the detention system. As discussed, a shallow swale around the complex with water tolerant plantings will go a long way towards MS4 goals.*

RESPONSE: The applicant agrees, as a condition of approval, to disconnect roof leaders and discharge stormwater into pervious areas in locations that will not create ice in pedestrian travel areas.

7) *Site Materials & Landscape Plan, Sheet LP-1*

- a. *Incorporate foundation plantings noted in the 8-30G Affordability Plan, Schedule A Minimum Specifications.*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment.

- b. *The landscaping border along the southern property line currently contains a dense unmanaged vegetative border. This area should be enhanced with additional buffer plantings. The existing plantings on the adjacent site (multiple Euonymus/Burning Bush and two Pin Oaks) represent an opportunity to provide a substantial vegetative buffer between the existing trucking oriented commercial use (Wholesale – Soda Service) and the proposed residential use with an additional single row of plantings, such as arborvitae or water tolerant species if a swale is utilized.*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application to add narrow arborvitae in the 5' space between the property line and the patios.

- c. *Show any proposed fences on the plan. Will there be privacy fences between or around any of the patio areas?*

RESPONSE: The applicant agrees, as a condition of approval, to amend its application consistent with the above comment. Specifically, the applicant agrees to amend its plan to install privacy fences separating the patios of each unit.

- d. *Provide additional screening for the patio areas around units 36 and 14 due to their close proximity to the property line and roadway.*

RESPONSE: The applicant agrees, as a condition of approval, to add a row of narrow arborvitae along the western property line, behind units 37-41, and directly east of units 36 and unit 14.

- e. *Provide additional screening along the western boundary line behind units 37-41.*

RESPONSE: See above.

8) Fire Truck and Emergency Access

- a. *Please explore options to increase the road width for emergency access. The practical operational width for staging onsite, as provided by the Fire Chief, is 25' due to placement of fire equipment outriggers. There appears to be additional site area for adjustments, particularly for areas with snow shelves along the interior access drive.*

RESPONSE: The minimum code requirement under the current Fire Code for buildings not governed by the International Residential Code (IRC) is 20 feet. However, to provide additional room for firetruck staging, the applicant agrees, as a condition of approval, to amend its plan by adding pervious pavers with HS-20 loading capacity, where feasible, adjacent to the roadway.

- b. *Explore on alternate design for the fire truck access other than the hammerhead. A gated emergency access drive to Pascone Place is preferable over a hammerhead, and could facilitate the reduction of pavement needed in this area.*

RESPONSE: While we believe the current plan provides sufficient firetruck access and movement within the site, the applicant agrees, as a condition of approval, to amend its plan by reconfiguring the hammerhead driveway design in the northeast corner of the property into a gated emergency access drive to Pascone Place.

9) Traffic report:

- a. *The traffic report includes the available sight distances and states that "The available sight distances meet the current ConnDOT criteria for an approach speed of 40 miles per hour." Please include the calculated minimum required Stopping*

Sight Distance and Intersection Sight Distance for cars traveling on Louis Street and Pascone Place and exiting the site driveways in the report. In addition, speed data is not presented for Pascone Place and information on the 85% percentile speed should be included for the calculated sight and stopping distances.

RESPONSE: A speed count was conducted on Louis Street April 14th through April 21st 2015. A copy of the count is included in the appendix of the original report. The measured 85% speeds were 37 mph and 40 mph for the eastbound and westbound directions, respectively. Based on Table 11-2C, the minimum required ISD for 40 mph is 445 feet. The minimum required SSD, based on Table 7-1A, is 305 feet on level ground and 315 feet on a 3% downgrade.

b. Page 2, paragraph 3, of the traffic report identifies Kitts Lane.




RESPONSE: This comment concerns a scrivener's error; the report addresses 103 Louis Street.

3

Natural Diversity Data Base Areas

NEWINGTON, CT

December 2025

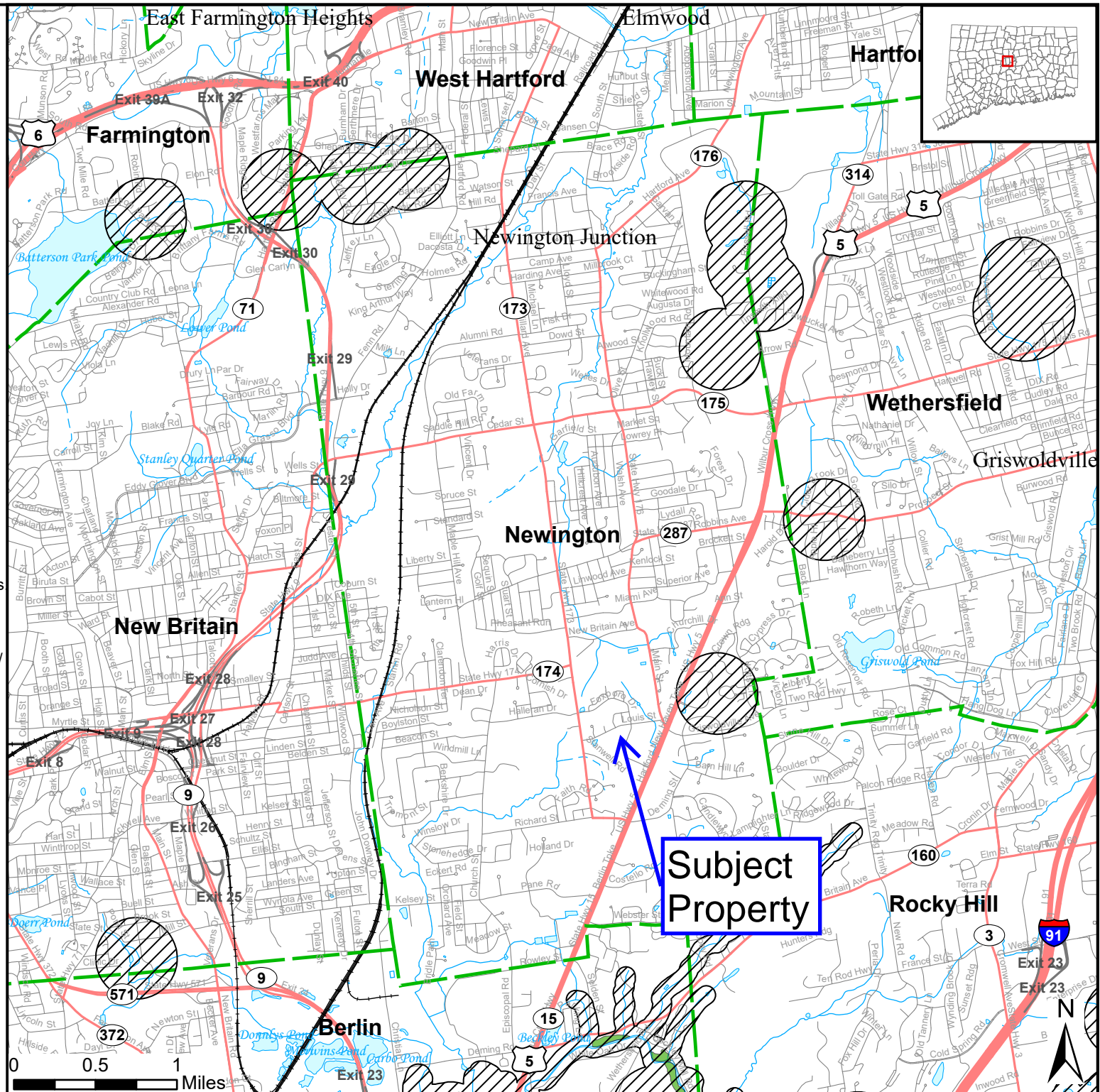
-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website. <https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



4



The Metropolitan District

water supply • environmental services • geographic information

January 7, 2026

Galen Semprebon
40 Cold Spring Road
Rocky Hill, CT 06067

Re: Residential Apartment Development
103 Louis Street, Newington
Water and Sewer Availability and Capacity Analysis

Dear Mr. Semprebon,

The Metropolitan District ("District") has completed an availability and capacity analysis of our water distribution and sanitary sewer collection systems for the proposed development located at 103 Louis Street in Newington, Connecticut. The proposed development involves the construction of a 41-unit residential apartment complex on a 2.68-acre parcel. The following flow demands are detailed in your request dated August 8, 2025, and subsequent information provided to date:

- 42 two-bedroom apartment units, totaling 84 bedrooms.
- The estimated average daily wastewater flow is 12,600-gpd.
- No irrigation or sprinkler system planned for this project.
- Fire service will be provided via (2) public hydrants
- The total fire flow demand is estimated at 500-gpm
- The development site's maximum elevation is 112 feet; the mean elevation is 109 feet.

Other Significant Information Required Before Permit Connections are Issued:

- Assessments or Connection Charges will be due (see Page 2 for submittal requirements)
- On-site Utility Plan Approval by MDC Utility Services
- May be subject to "Equivalent Inflow Removal Rate ("EIRR") requirements provided by Ordinances of the Metropolitan District Relating to Sewers Sec. S2I.

The location of proposed development and connections may exacerbate the effects of existing illegal wet weather inflows connections within the sewershed. At this time the MDC cannot permit any additional or new connections to the MDC sewer system unless compensating efforts and measures are taken by the MDC to disconnect existing inflow and/or infiltration (I/I) connections within the effected sewage area or town, the cost of which to be borne by the developer. The authority and directive for this work are more generally described in the paragraphs S2I (b) and (c) of the District's Sewer Ordinances. To address the removal of inflow sources from the system, the MDC has developed an Equivalent Inflow Removal Rate ("EIRR") and the one-time cost (fee) to the developer.

This development will be subject to the aforementioned EIRR at the time of connection. The developer's cost to offset anticipated average daily wastewater flows in amount of 12,600 gpd. Utilizing the District-wide EIRR, the total cost for the Work is estimated at \$77,700. At this time,

we're providing you with an estimate of the costs now for planning purposes and to let you know that these charges will be memorialized in a separate invoice to document our I/I disconnection process, discussed below, and to expedite your permit connections once this letter is issued and remaining approvals, provided here in, are complete.

Payment of the estimated I/I disconnection essentially constitutes sufficient availability and capacity in our sewer collection system for the planned use and allows the MDC to proceed immediately with the I/I disconnection process, commencing with the location of suitable properties for disconnection, obtaining all necessary construction permits, planning, design efforts, management and administration of the Work in the public right-of-way and private properties, as well as manage and inspect the Work.

This letter serves as determination of availability and capacity of our system to meet your proposed needs, subject only to the terms and conditions noted herein, this process does not constitute a formal engineering design review of your site utility plan. Although recommendations may have been made during this analysis, the final review and approval of the proposed connection design will be performed by the MDC Utility Services Department prior to permitting any water or sewer utility work on site.

The 500-gpm emergency fire flow can be delivered 56-psi at the connection to the water main, which is at an approximate elevation of 106-feet (NAVD '88), in Pascone Pl. This analysis is based on our water model results with the best data available. We suggest that hydrant fire flow testing be completed (to verify distribution system pressure) through the MDC Utility Services Department before finalizing the design for the project. The fire flow evaluation was conducted under the assumption that no other fire event is occurring simultaneously, and our water distribution system is operating under normal conditions (i.e. no significant water main breaks or failure within the District's water distribution system). Note that per standard District policy, due to possible breaks in the area or other equipment failures, the District cannot guarantee flow for fire protection.

Please note that the District does not review or approve the design calculations for the on-site fire protection system and the owner is responsible for the design of any new connections and piping within the facility to convey the required flow as approved by the Fire Marshal. Proof of Fire Marshal requirements and approval must be provided to the Utility Services Department in order to obtain permits for onsite work. Please also note that the District reserves all rights to revoke your water connection permit if changes are made to the fire protection system without proper notification to the District.

This letter provides a determination of water and sewer availability and capacity at this point in time. If there is a delay in application for connection permits from MDC Utility Services in excess of two (2) years from the date of this letter, further evaluation and review may be needed.

Please be advised the MDC has determined that there will be connection charges due at the time of connection. Assessments or connection charges are calculated by the MDC Technical Services Department when the final (subdivision) plans, architectural plans, if required, and a copy of the property deed and a processing fee of \$670 per utility are received by MDC Utility Services Department ahead of issuing house connection permits. A minimum three weeks is required to process all required paperwork, including connection charge agreement, and (water/sewer) property liens, if applicable. Regarding special waste charges if any, this project has been approved with the assumption that no cooling water, (air) condensate, or groundwater infiltration will be discharged into the District's combined sewer system with the exception of flue

condensate previously mentioned; however, if this assumption changes then these flows must be approved through MDC Utility Services and metered and billed for under the current rate for "Liquid Waste Discharge" (see MDC website).

If work is performed within regular District work hours of 8:00 a.m. to 4:00 p.m., there will be no water or sewer inspection charges as this project is considered a house connection. All construction costs associated with installing the house connection will be borne by the owner. In addition, other construction fees may include new water service taps, water meter related appurtenances, and water pipe sterilization and water quality testing (may need to be performed more than once), and sewer leakage test. Road cuts require town permits with restoration and police service costs, all borne by the owner.

After all significant documentation is approved and processed as mentioned above, only then may you or your contractor apply for your water (service) and or sewer (house connection) permits from our MDC Utility Services Department. They are located at 60 Murphy Road, Hartford and may be reached by phone at (860) 278-7850 extension 3780 or email at utilityservices@themdc.com. In addition, they will notify you of our cross-connection requirements. If you have any questions regarding this letter, the analysis results, or final determination mentioned herein, please feel free to contact Michael Curley, Manager of Engineering, at (860) 278-7850 extension 3445.

Very Truly Yours,

THE METROPOLITAN DISTRICT

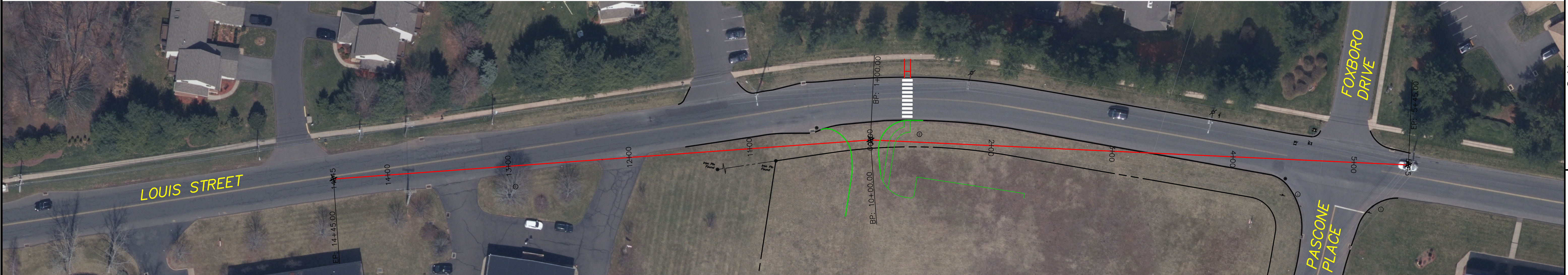
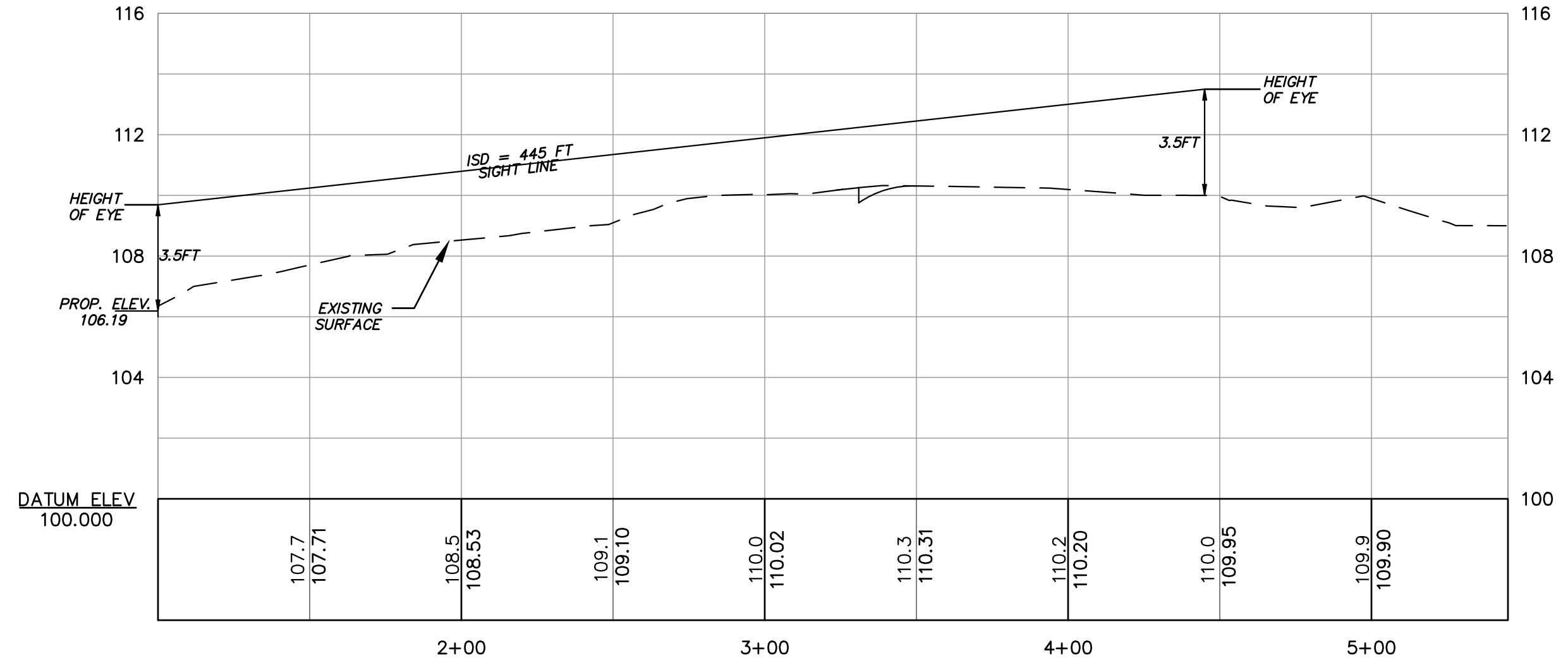
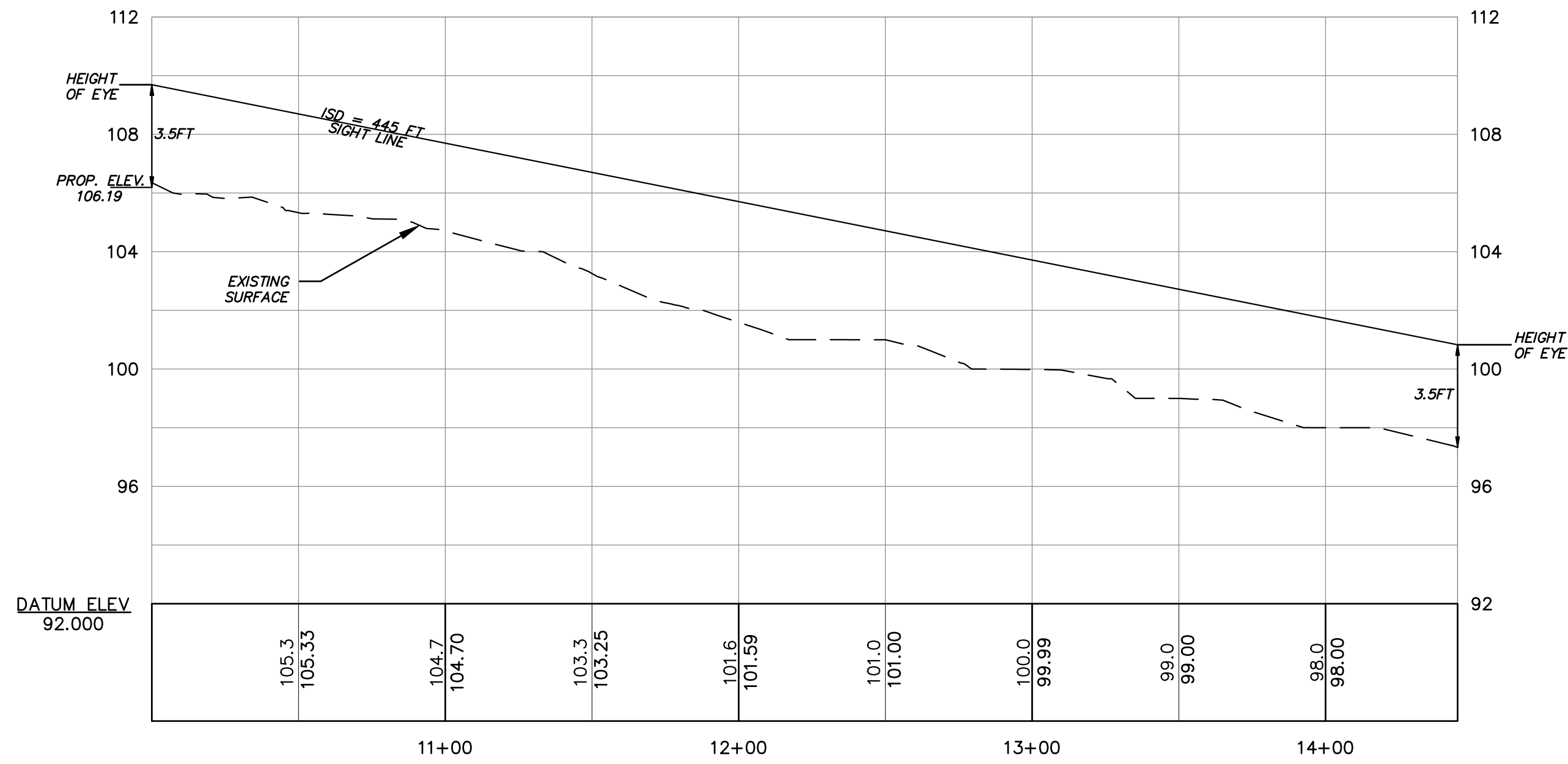


Christopher Levesque, P.E.
Chief Operating Officer

p.c. Al Rebeiro, Technical Services, Utility Services (MDC)
DJ Zordan, Fire Marshal, Newington

File No. 300151893, 300151946

5



ISD-1

INTERSECTION SIGHT DISTANCE PLAN
PREPARED FOR
PREMIER REAL ESTATE SERVICES II, LLC
103 LOUIS STREET
NEWINGTON, CONNECTICUT

Date: 01-23-2026 Drawn by: GAM Checked by: SPH
Scale: SEE PLAN

Revisions:

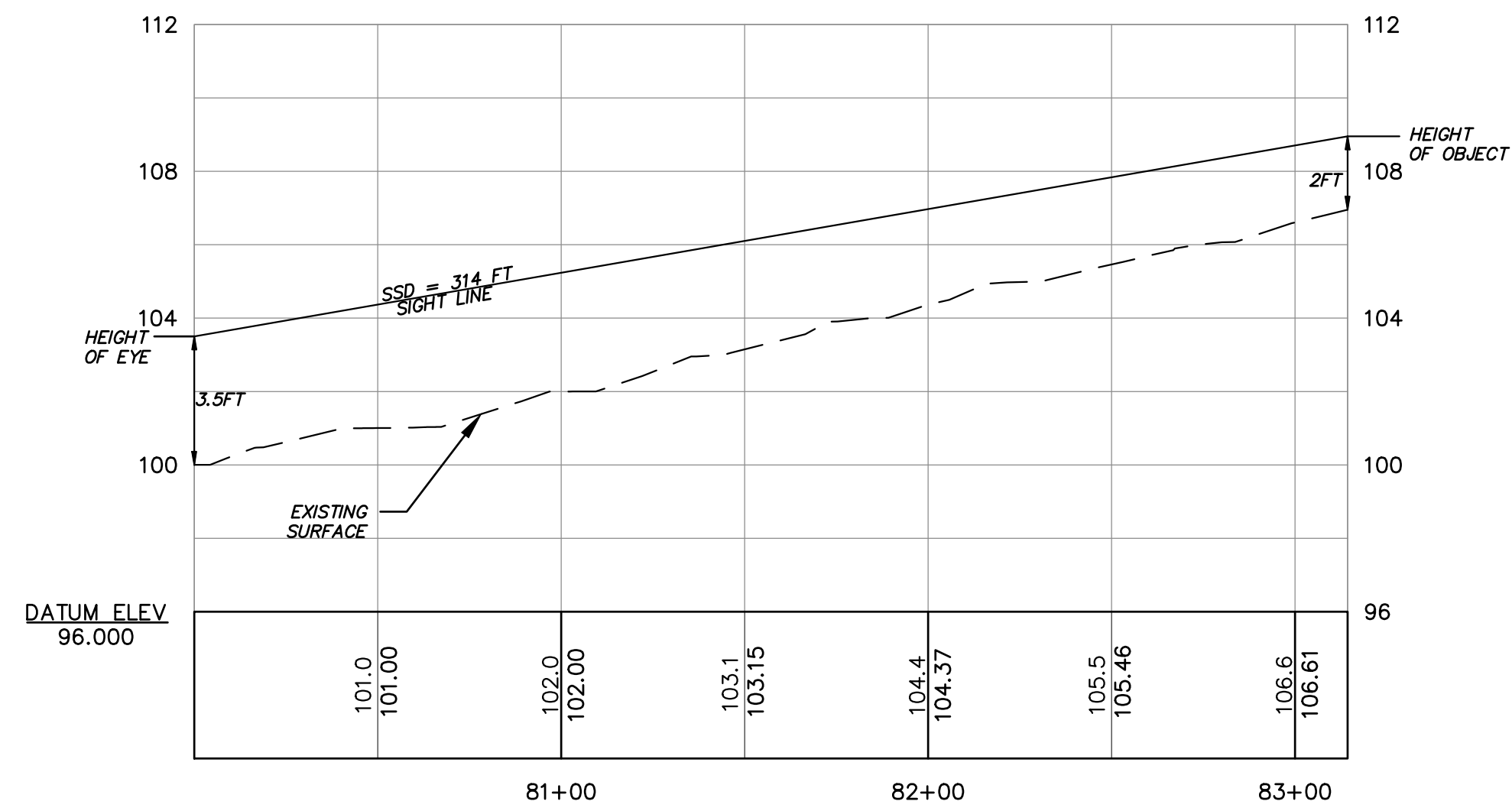
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F. A. Hesketh & Associates, Inc.

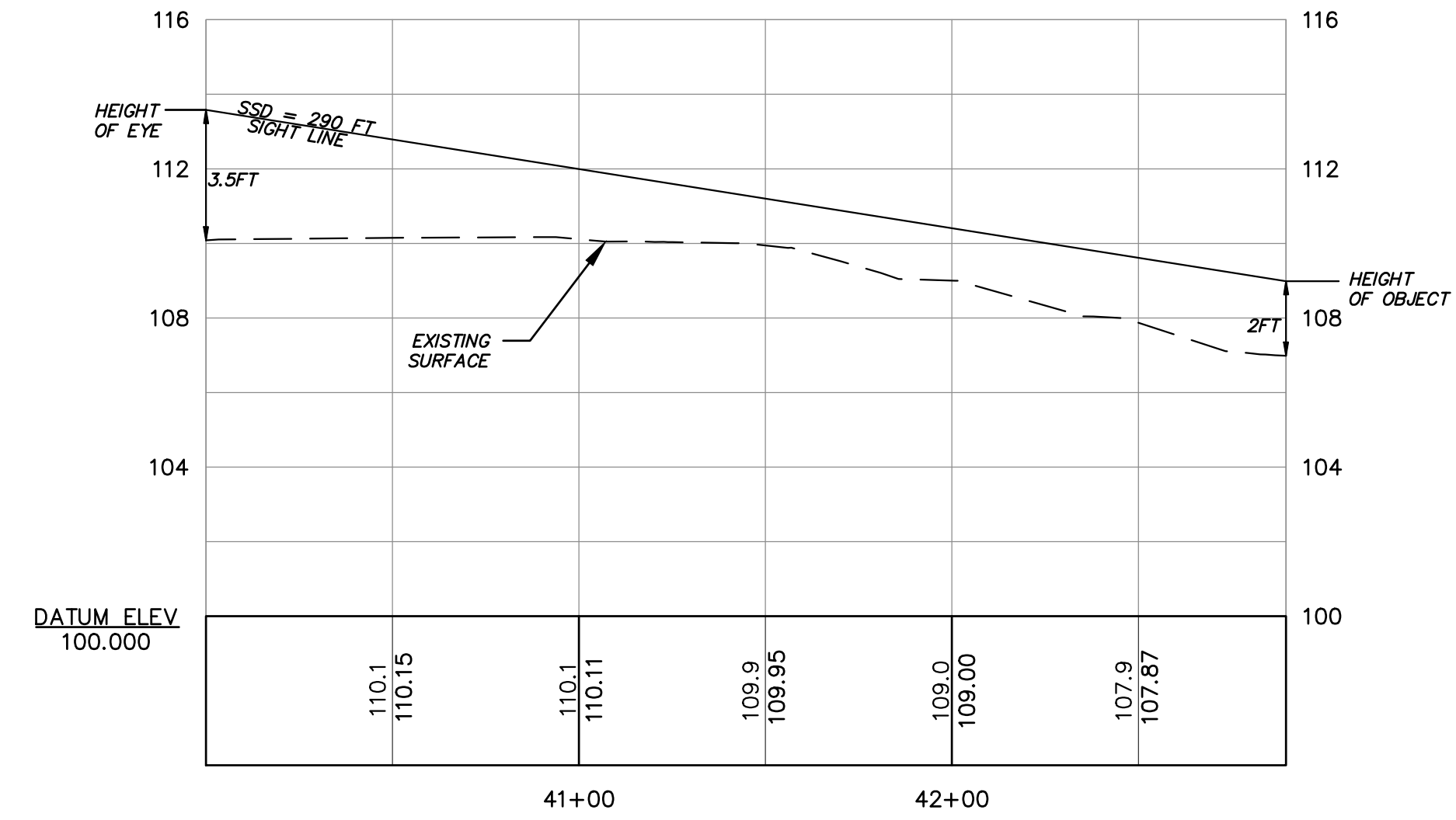
6 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
www.fahesketh.com - malfahesketh.com
Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

FAH

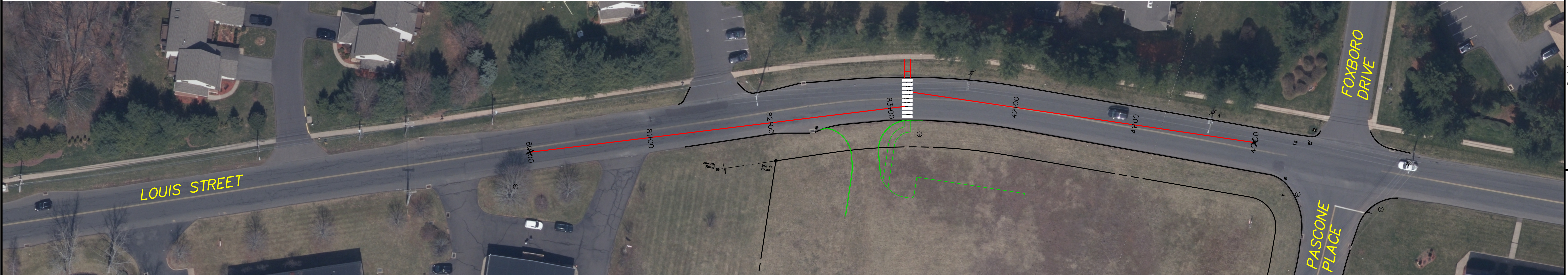
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Job no: 25033
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Checked by: SPH
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EASTBOUND SSD TO CROSSING
SCALE:
1"=40H
1"=4V



WESTBOUND SSD TO CROSSING
SCALE:
1"=40H
1"=4V



PLAN VIEW
1" = 40'

SSD-1

STOPPING SIGHT DISTANCE PLAN
PREPARED FOR
**PREMIER REAL ESTATE
SERVICES II, LLC**
103 LOUIS STREET
NEWINGTON, CONNECTICUT

Date: 01-23-2026
Drawn by: GAM
Checked by: SPH
Job no: 25033
Sheet no: 1 OF 2

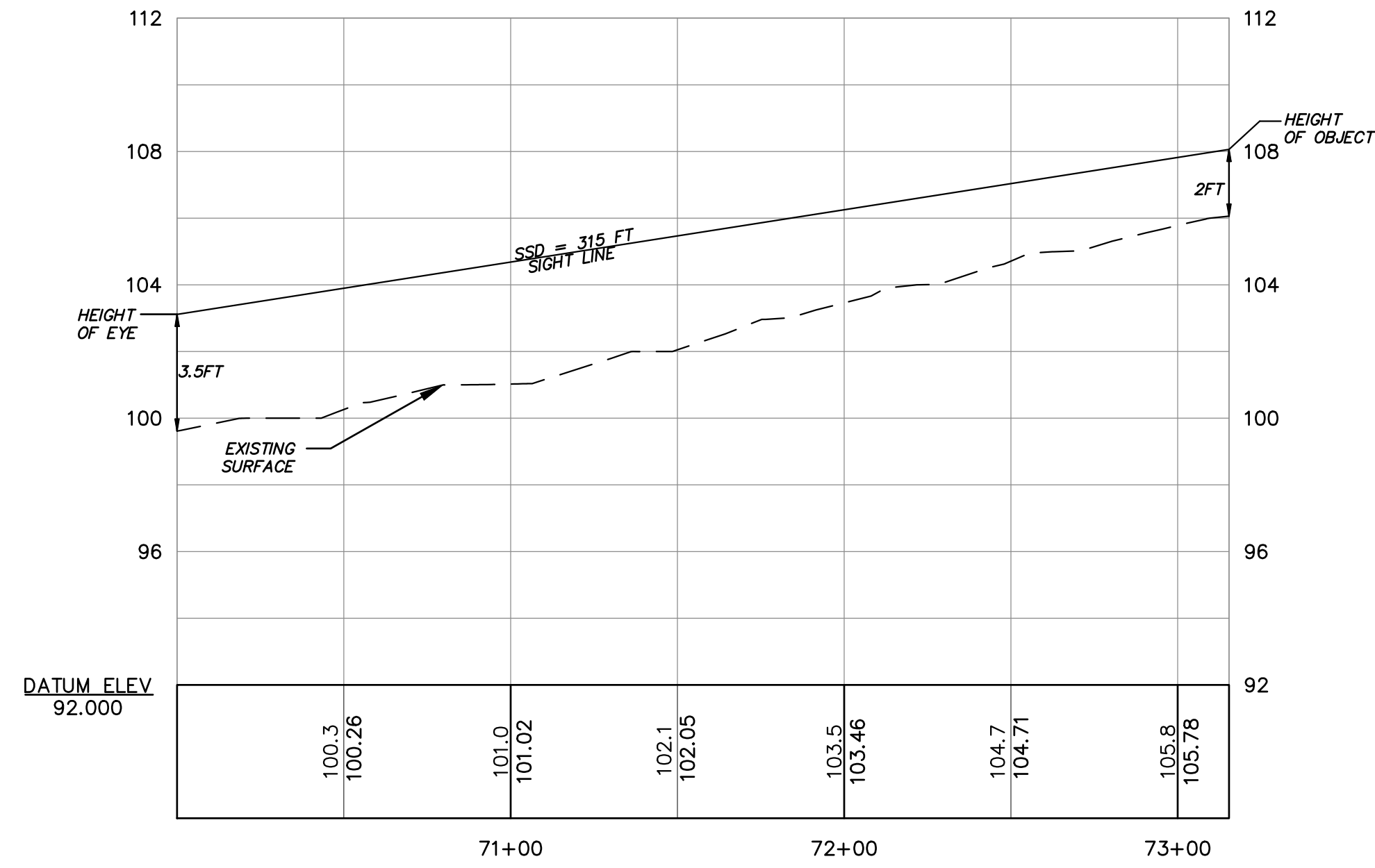
Revisions:

No.	Date	Description

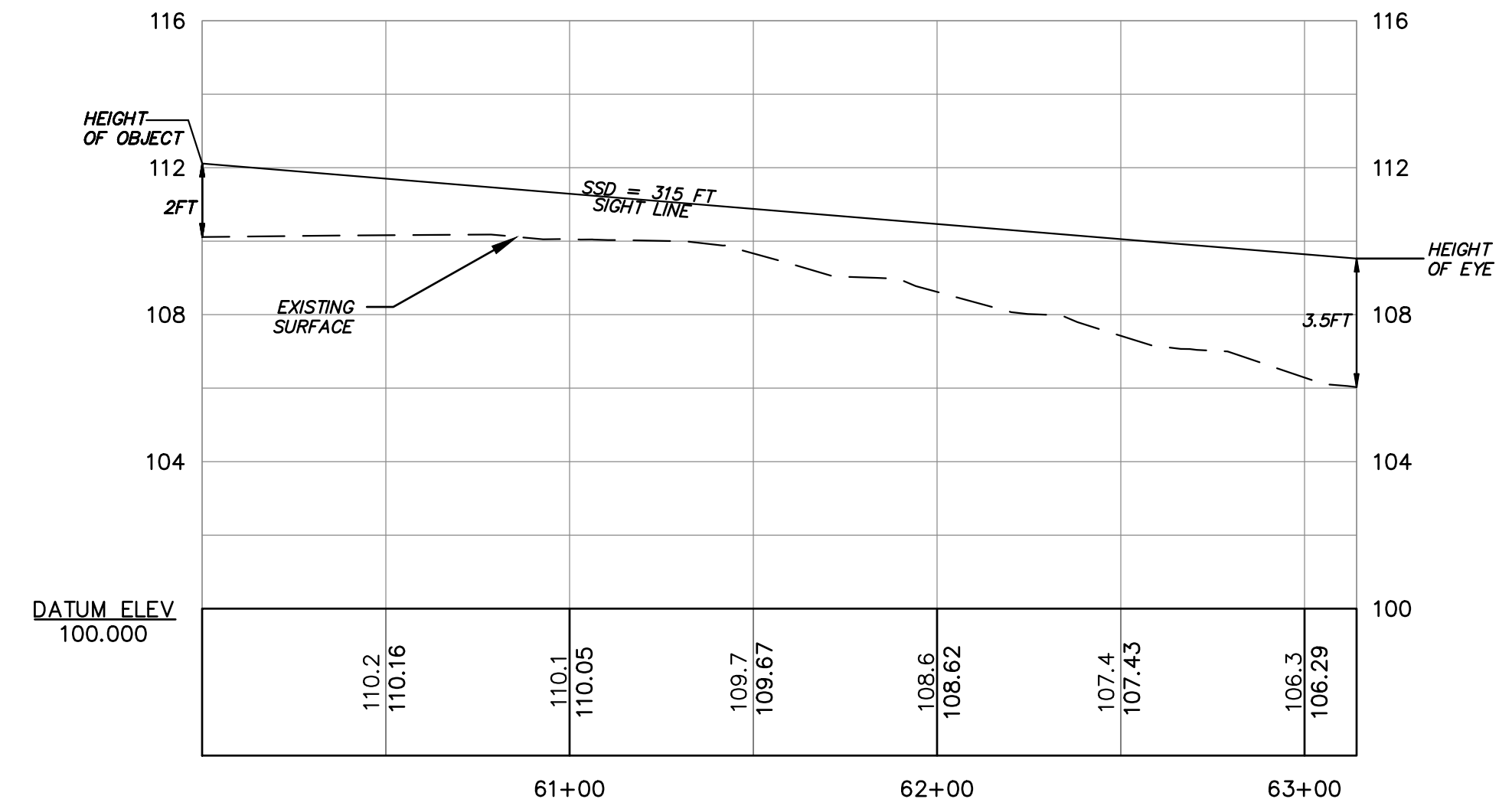
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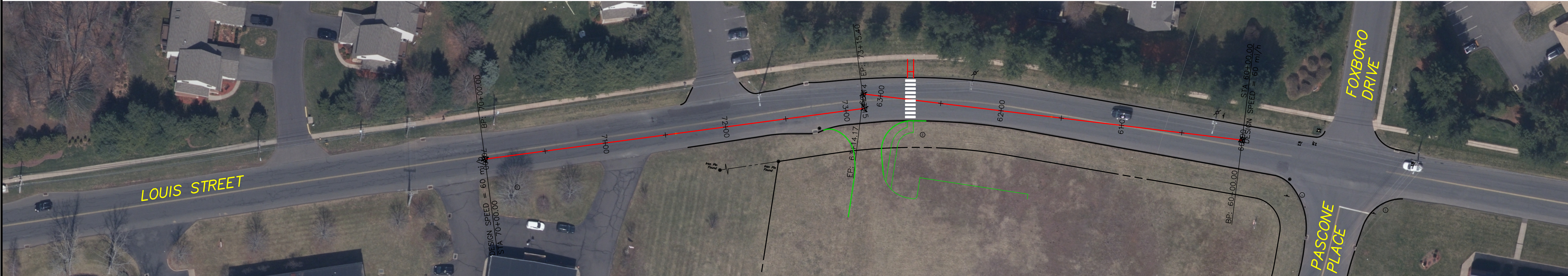
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EASTBOUND SSD TO DRIVEWAY
SCALE:
1"=40H
1"=4V



WESTBOUND SSD TO DRIVEWAY
SCALE:
1"=40H
1"=4V



PLAN VIEW
1" = 40'

SSD-2

STOPPING SIGHT DISTANCE PLAN
PREPARED FOR
**PREMIER REAL ESTATE
SERVICES II, LLC**
103 LOUIS STREET
NEWINGTON, CONNECTICUT

Date: 01-23-2026
Scale: SEE PLAN
Drawn by: GAM
Checked by: SPH
Job no: 25033
Sheet no: 2 OF 2

Revisions:

No.	Date	Description

F.A.H.
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