

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Regular Meeting

February 22, 2023

Chairman Domenic Pane called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND SEATING OF ALTERNATES

Commissioners Present

Chairman Domenic Pane
Commissioner Anthony Claffey
Commissioner Bryan Haggerty
Commissioner David Lenares
Commissioner Jonathon Trister
Commissioner Stewart Drozd-A
Commissioner Thomas Gill-A

Commissioners Absent

Commissioner Garret Havens-excused
Commissioner Stephen Woods
Commissioner Gia Pascarelli-A-excused

Staff Present

Paul Dickson, Town Planner
Erik Hinckley, Asst. Town Planer/ ZEO

Commissioner Gill was seated for Commissioner Woods and Commissioner Droz seated for Commissioner Havens.

Chairman Pane: I'd like to welcome our new Town Planner, Paul Dickson. Can you tell us a little about yourself?

Paul Dickson: I've been a Planner in Meriden for the past six and a half years, and Director for the last two. Before coming to Meriden I was a Planner in the Groton office. Personally, I like doing stuff outside. I look forward to working with all of you and looking forward to getting to work and getting boots on the ground. This first week has been a nice introduction, figuring out the town, and I'm going to take it from there.

Chairman Pane: Fantastic. Thank you.

RECEIVED FOR RECORD
NEWINGTON, CT
2023 FEB 27 AM 9:35
Domenic Pane
TOWN CLERK

II. APPROVAL OF AGENDA

No Changes

IV. PUBLIC PARTICIPATION (For items not listed on the agenda, speakers limited to two minutes.

None

V. REMARKS BY COMMISSIONERS

None

VI. PUBLIC HEARING

None

VII. APPROVAL OF MINUTES

Commissioner Claffey moved to accept the minutes of the February 8, 2023 Regular Meeting. The motion was seconded by Commissioner Drozd. The vote was unanimously in favor of the motion, with seven voting YEA.

VIII. NEW BUSINESS

A. Petition 02-23: Site Plan Modification at 2176 Berlin Turnpike & 2180 Berlin Turnpike for the construction of an entrance to a commercial building in Wethersfield. Applicant BDC Holdings, Inc., Contact Kevin Soli, Owner: Priscilla Turgeon,, L/U Laura Ricci, ET Al & Barbara Turgeon, Et Al.

Robert Pryor: For the record, my name is Robert Pryor, a professional engineer and land surveyor with Soli Engineering. I'm here tonight representing the applicant. We are here because the applicant, our applicant is looking to develop a parcel of land. This parcel of land lies partially in Newington and partially in Wethersfield. The outline is the Newington town boundary and then the property in question is the small yellow square on the eastern side of Newington, essentially where the Berlin Turnpike crosses in from Newington into Wethersfield. This is a little close up of what portion of the property is actually in Newington so on the left side of the screen is the Berlin Turnpike, and then that wooded, sort of that green area, the yellow dotted line that runs through, north to south is the town line, and the portion in the magenta there, that is wooded. You can see there is a small house on the site. That is the portion of the property that is actually in Newington. The property is 11.4 acres, and of that a little less than an acre, 0.8 is in Newington, so about seven percent in Newington and ninety-three percent in Wethersfield.

Just to be clear, the reason we are here is that in order to access the property, we need a driveway from the Berlin Turnpike passing through the land that is in Newington to the developable, what we are currently proposing as the developable portion in Wethersfield. The Wethersfield side does not have any other access to get to it.

This is just kind of color rendering of what the site plan looks like currently. To the left is where the property touches the Berlin Turnpike and then we have a driveway that comes down to what we are proposing, which is a stacked, climate controlled self storage facility, and it's a little hard to see on the screen, if you notice the magenta line, sort of to the right hand side, that is actually the limit of the wetlands and everything on this property from there to the east is wetlands, so really we have this small sliver of property involved. We're looking to, as I said, to develop a three story climate controlled self storage warehouse. It will be on the eastern side, and we have storm drainage controls on, everything drains on this site away from the Berlin Turnpike so we have proposed detention facilities in the town where the self storage facility will be located to control run off.

On this plan, and we are not proposing this for you to act on tonight, but we did do some feasibility studies on what can be done on the portion of the property that is still in Newington. We are looking at some sort of a smaller retail development up there. The owners are currently seeking some tenants to find out what we can do there, and that is why we haven't come forward with an application yet. It's tricky because it's a small area, it's somewhat sloping so when you put that together with the parking requirements that you would need and the site conditions, it doesn't lend itself to a real significant retail development there, but we do believe there is something to be done there and as I said, the current owners are actually seeking a tenant for something like that, so we would expect that we would be back before you at some point with something much more concrete for that area.

As far as the site utilities, all utilities will be fed off of the existing utility lines that are in or at the Berlin Turnpike with the exception of sanitary sewers. Sanitary sewers currently runs through this site, and it's denoted by the light green dashed line that runs between the self storage building and the other proposed retail. We think this is a good site, both for the self storage use, we think it's a good use for this site mainly because it allows us to develop a very difficult piece of property. It doesn't generate a lot of traffic so we did a trip generation study on this and you are looking at, for peak hours, you are looking at something like seven or eight trips in, and maybe seven or eight trips out, something like that. It's very little traffic that is generated by this so it's not something that is exacerbate existing traffic conditions on the Berlin Turnpike. The driveway obviously is a right in, right out movement.

Chairman Pane: I have a question on that. Why bother having that if it is a divided highway. None of the other driveways have that mechanism

Robert Pryor: You mean the center island?

Chairman Pane: I mean, is it really necessary?

Robert Pryor: We have been finding that the DOT has been requiring these things and we construct the design so that the curb is mountable, so if a trailer truck comes through, it's able to

kind of jump, go up on, but it does kind of control those two lanes a little bit right at the Berlin Turnpike, so the DOT has been asking us to do that, and we can, we can talk to them about it.....

Chairman Pane: No, if that is something that they require and want to see, then fine.....

Rober Pryor: On these kind of things, right in and right out, they want to channelize that a little more and make it more clear.

I'm certainly happy to answer any questions that you might have, I don't have a lot more to talk about, we think it's pretty straight forward but I'm happy to answer any questions that you might have.

Chairman Pane: It is, and we will be looking forward for you to come back in for the small piece of Newington. Are there any questions?

Commissioner Gill: Are the buildings going to be taken down with this project?

Robert Pryor: Yes, the existing house structure on the Newington side will be removed as part of this, somewhat blighted, right now, there has been some deferred maintenance on that building, so.....

Commissioner Gill: Is the area going to be filled, or.....

Robert Pryor: Some for the driveway, and when the retail, the Newington retail portion of the project comes in, we will have to propose some filling for that as well and it will probably require some retaining walls as filling, the terrain there is somewhat challenging.

Commissioner Gill: Okay, thank you.

Chairman Pane: Any other questions? Let's go to a staff report, Erik?

Erik Hinckley: From the Newington side, there are not huge issues, early on we have had some discussions with them when they first came in, about showing the retail pad that would require additional approval by TPZ and if and when they get to that point. The only other discussion point that we had was the plantings along the north side, we wanted to make sure they added a flow planning detail because it is a rather steep slope and we just don't want everything to erode away and lose the planting, so they are going to provide detail for the flow plantings. I believe the only other comment we had was just to provide cutoff for the lighting on the Newington side as required.

Chairman Pane: All right, if there is nothing else, we'll move it over to Old Business. Thank you very much.

IX. OLD BUSINESS

A. Petition 02-23: Site Plan Modification at 2176 Berlin Turnpike & 2180 Berlin Turnpike for the construction of an entrance to a commercial building in Wethersfield. Applicant BDC Holdings, Inc., Contact Kevin Soli, Owner: Priscilla Turgeon,, L/U Laura Ricci, ET Al & Barbara Turgeon, Et Al.

Commissioner Lenares moved to approve site plan modification at 2176 and 2180 Berlin Turnpike with the following conditions:

1. Final plans shall show the lighting to be full cut-off or shielded and provide the detail for the shielding cover.
2. The final plans shall show a detail for slope plantings.
3. Provide Connecticut licensed land surveyor embossed seal on the final plans.
4. Label radii for mountable concrete curb entrance/exit islands
5. Add notes to the plans, a storm water drainage as built plan must be submitted to the town engineer with a certification from a Connecticut registered professional engineer that the storm drainage system was observed at least at critical steps for materials and procedures and the system was installed and operates as designed and per the approved plans. All field revisions made should be noted as equivalent to or better than the approved plans.
6. Add note to plan, all catch basins shall have hooded outlets.
7. Provide construction entrance that will coincide with dimensions and materials as shown on the Town of Newington anti-tracking detail.
8. Anti-tracking detail, revise to coincide with the Town of Newington's detail.
9. Provide curb detail for entrance, exist radii and raised directional islands.
10. Storm detail, provide pipe details to at least the springline of pipe, no matter the diameter.
11. Specify catch basin outlet hoods with pipe size and model number and consideration for structural wall width.

Reasons for the Approval:

The application meets the site criteria of Section 5.3 of the regulations.

The motion was seconded by Commissioner Haggarty.

Commissioner Gill: What is the address of the building?

Erik Hinckley: The address for the building, actually in Wethersfield will be addressed by Wethersfield, it's in their town even though Newington will consult with the Town Engineer here because the town engineer here does the addressing, so I'm sure they will consult and give it a number.

Commissioner Gill: Somewhere I saw where there was signage on the Berlin Turnpike, proposed I think.

Chairman Pane: Maybe at a future date, there is no signage now.

Commissioner Gill: The concern I have is having the address marking on the Berlin Turnpike for the.....

Chairman Pane: I would image, at a future date you might have a directory sign there, possibly giving, with the name of the facility?

Robert Pryor: I would expect that we will have signage and will come in for a separate permit. If it's required that we come before the Commission we will come before the Commission, otherwise if it is an administrative process we would do it that way.

Chairman Pane: So we will address the number at that time.

Commissioner Gill: I'm just concerned so that emergency services can find it.

Robert Pryor: We have had discussions about who would respond, is it a Wethersfield response, and typically if it is a Wethersfield address it is a Wethersfield response, but.....

Erik Hinckley: I have already talked to the Fire Marshal and their conversations and if they have to come up with any local agreements between the town, it will be done by the Town Manager.

The vote was unanimously in favor of the motion, with seven voting YEA.

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

A. Petition 03-23: Special Permit (Section 3.4.7) for the conversion of home at 100 Deming Street into four residential units. Applicant/Contact: NVB Property, LLC, Vinnie Pastore, Owner: NVB Property LLC.

B. Petition 04-23: Zoning Regulations Amendment (Sec. 3.20.1) to include personal services as a permitted use in Commercial Development Zones. (CD) Applicant; Newington TPZ, Contact Erik Hinckley.

Erik Hinckley: The first is the conversion of the home at 100 Deming into a four family. It's existing that way now, but nobody can find any prior approval for it, and their attorney and their financing would like that approval which I can't give them right now.

The other item is for the text amendment as discussed. CRCOG has already reported back and that item is, I believe going to be scheduled for the second meeting in March.

XI. TOWN PLANNER REPORT

Erik Hinckley: We have gone over a couple applications that are upcoming that we know of. We have received final plans recently for a couple of the projects. We have the finals plans for review for 680 North Mountain road for that new building and the same for the Noble station on Russell Road, we got his final plans in which we will review and get the mylars in so hopefully

he will be starting construction this spring. Construction is on-going at Dakota, the hotel at Fenn Road is under construction and the Town is supposed to be closing on the National Welding site I think within the next month or so, so that developer will be able to get going as well.

Chairman Pane: Very good. Any questions for staff?

Commissioner Lenares: Just one question, as you drive through town, what is the update on the Fenn Road carwash. It seems like there was stoppage and all of a sudden now it looks great, looks like it is ready to roll, but I didn't know if there was a town thing holding it up or...

Erik Hinckley: I reached out to the engineer about the sidewalk location because if you noticed they ran into a pole and they just stopped doing the sidewalk, and I'm like, the pole is in the middle of the sidewalk, and they are like, well, we didn't know the pole was there. I think they just installed in after we started work or something like that. I said, you are responsible, so again I have not heard from the owner, the developer.

Chairman Pane: Didn't you mention too that the signage had to be checked?

Erik Hinckley: The engineering department feels that the signage has encroached into the right of way, and I haven't seen an as built, so again, we will have to deal with that.

Chairman Pane: I know they had some MDC issues, they were working on, and I don't think they have hooked up or anything yet, so maybe they are figuring that out for sewer rights.

Erik Hinckley: They stopped and then they came in and blasted a bunch of stuff out, and like you said, it looks complete.

Chairman Pane: Very good. Anything else.

Erik Hinckley: No, I think that's it.

XII. COMMUNICATIONS

Chairman Pane: We have the CRCOG letters, does anyone have any questions or does the staff have anything?

Paul Dickson: Most of them are pretty standard, it seems like there is a moving trend in some of the towns that it has changed from a business zone to a residential, so that has been kind of a trend that is going on, town by town. There was just one cannabis report, I believe that was Windsor, but otherwise they are pretty standard.

XIII. PUBLIC PARTICIPATION (For items not listed on the agenda; speakers limited to two minutes.

None

XIV. REMARKS BY COMMISSIONERS

Chairman Pane: I was wondering if there is no objection, that at our next meeting we could put the Newington Junction on our agenda for a discussion by the Commissioners to see how we

want to move forward with maybe some TOD regulations over in that area. If there is no objections, we will put it on the agenda and maybe we will just have a brief discussion about it and see what you think about how we can move that forward.

Commissioner Claffey: Two things for our ZEO, I know the Maple Hill, the parking issue at one of the residences there, but I'm noticing a bigger issue on Main Street in Newington in the proximity of 1910 on the bend. There is an open space of land, diagonally across from New Britain Avenue, there is a white house in the back, there has to be fifteen cars back there. It's like 1920, I think it's out of control over there. Main Street, end to end, there are more cars parked behind houses, on front lawns, ruining curbs, I know it is a state road, but I'm just noticing the parking violations. It's getting worse and worse. That's all I'm bringing up regarding that.

Erik Hinckley: I did send them a violation notice this week, they have a truck for sale out there, in the grass.

Commissioner Claffey: The read lot there, it's just.....

Erik Hinckley: I'm aware of that.

Chairman Pane: Thank you Commissioner Claffey: Anything else?

Commissioner Claffey: Is there a status on Maple Hill Avenue?

Chairman Pane: It's in court. Unfortunately it's going to take a long time to go through the court system because of their backlog, but it is proceeding forward.

Commissioner Claffey: All right, thank you.

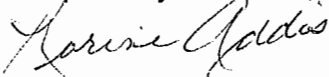
V. CLOSING REMARKS BY THE CHAIRMAN

None

XVI. ADJOURN

Commissioner Haggarty moved to adjourn the meeting at 7:28 p.m.

Respectfully submitted,



Norine Addis,
Recording Secretary