



NEWINGTON TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING and REGULAR MEETING
Wednesday, January 8, 2014

Town Hall Conference Room L-101, Lower Level
131 Cedar Street, Newington, CT 06111

7:00 p.m.

A G E N D A

I. ROLL CALL AND SEATING OF ALTERNATES

II. APPROVAL OF AGENDA

III. PUBLIC HEARINGS:

- a. Petition #47-13: Zoning Text Amendment (New Section 6.15: Medical Marijuana). Town Plan and Zoning Commission, applicant. Continued from December 11, 2013.
- b. Petition #60-13: Special Exception (Section 6.13: Accessory Apartment) at 18 Homecrest Street. Miguel Braga, owner/applicant; Attorney Jessica Dornelas, 350 Silas Deane Highway, Wethersfield CT, contact. Continued from November 26, 2013.

IV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. December 11, 2013

VII. NEW BUSINESS:

- a. Petition #01-14: Sec. 8-24 Referral from Town Council on Proposed DOT Easement for Traffic Signal on East Cedar Street.
- b. Discussion of proposed zoning and subdivision amendments to implement "Low Impact Development" (LID).
- c. Presentation by Economic Development Director Andy Brecher.
- d. Bond Reduction for 1268-1300 Main Street (Liberty Bank).
- e. Bond Reduction for 3573 Berlin Turnpike (Gateway Plaza).

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2014 JAN - 3 A 10: 44

BY *Tanya D. Lane*
TOWN CLERK

VIII. OLD BUSINESS

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING

X. TOWN PLANNER REPORTS:

- a. Town Planner Report for January 8, 2014
- b. Zoning for Electric Vehicle Charging Stations

XI. COMMUNICATIONS

- a. Letter from DECD re "TOD Knowledge Sharing Forum" on January 21, 2014.

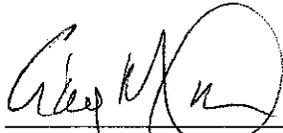
XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner

STAFF REPORT
Medical Marijuana Zoning Amendment

January 3, 2014

Petition #47-13

**Text Amendment for New Section 6.15 (Medical Marijuana Dispensing and Production)
Town Plan and Zoning Commission, applicant**

Description of Petition #47-13:

The Connecticut legislature recently adopted Public Act 12-55, which allows the production (growing and processing) and the dispensing of medical marijuana after obtaining the appropriate license from the Connecticut Department of Consumer Protection. Patients who are receiving treatment for a debilitating medical condition (cancer, glaucoma, HIV/AIDS, Parkinson's disease, multiple sclerosis, damage to the spinal cord, epilepsy, cachexia, wasting syndrome, Crohn's disease, and PTSD) will be able to register with the State and purchase medical marijuana from a licensed dispensary.

Newington's zoning regulations are silent on the production and dispensing of medical marijuana, so a zoning amendment has been proposed by TPZ to regulate medical marijuana production and dispensing in Newington.

Town Planner Comments:

I will withhold making any new comments until the public hearing is closed.

cc:
file

PROPOSED

Medical Marijuana Dispensary and Production Zoning Regulations

Section 6.15 Medical Marijuana Dispensary and Production

6.15.1 Purpose. The purpose of this section is to regulate the location and operation of medical marijuana dispensary facilities and production facilities. The intent of these regulations is to minimize any adverse impacts of such facilities, and to protect and preserve Newington's neighborhoods, commercial districts, property values and quality of life.

6.15.2 Definitions. For use in this section of the Regulations:

A. "Dispensary facility" means a place of business where medical marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers and for which the Connecticut Department of Consumer Protection has issued a dispensary facility permit under Public Act 12-55 and Sections 21a-408-1 to 21a-408-70, inclusive, of the Regulations of Connecticut State Agencies;

B. "Production facility" means a secure, indoor facility where the production of medical marijuana occurs and is operated by a person to whom the Connecticut Department of Consumer Protection has issued a production facility permit under Public Act 12-55 and Sections 21a-408-1 to 21a-408-70, inclusive, of the Regulations of Connecticut State Agencies.

6.15.3 Applicability:

A. Medical marijuana dispensary facilities and production facilities shall be permitted only in the following zone, subject to special exception approval in accordance with Section 5.2 of these Regulations, site plan approval in accordance with Section 5.3 of these Regulations, and the requirements of this section:

1. I Industrial Zone

6.15.4 Separation Requirements. Uses identified in this section shall be subject to the following separation restrictions:

A. No medical marijuana dispensary facility or production facility shall be allowed within 1,000 feet of a church, temple or other place used primarily for religious worship, public building, private recreation area, or a school, playground, park or child day care facility;

B. No medical marijuana dispensary facility or production facility shall be allowed within 1,000 feet of any other site containing a medical marijuana **distribution dispensary** facility or production facility;

C. No medical marijuana ~~distribution~~ dispensary facility or production facility shall be allowed on a site that is less than 1,000 feet from any property that is zoned for single-family residential use as a permitted use.

D. No medical marijuana dispensary facility or production facility shall be allowed within the same building, structure or portion thereof that is used for residential purposes;

E. All distances contained in this section shall be measured by taking the nearest straight line between the respective lot boundaries of each site.

6.15.5 Sign and exterior display requirements:

A. Exterior signage shall be restricted to a single sign no larger than 16" x 18". No graphics of any kind will be allowed, and the text will be limited to the street address of the facility.

6.15.6 Off-Street Parking requirements:

A. Required off-street parking shall be in compliance with Section 6.1 of these regulations.

6.15.7 Security Requirements:

A. All medical marijuana dispensary facilities and production facilities shall have an adequate security system to prevent and detect diversion, theft or loss of marijuana utilizing commercial grade equipment meeting at least the minimum requirements of Sec. 21a-408-62 of the State of Connecticut Regulations.

B. The hours of operation for medical marijuana dispensary facilities and production facilities shall be limited to between 7:00 a.m. and 5:00 p.m., all days of the week.

6.15.8 Conditional Approval:

A. Special Exceptions shall be approved with the condition that the applicant obtains the appropriate Dispensary or Production Facility permit issued by the State of Connecticut Department of Consumer Protection (or other State agency as regulatory changes occur).

B. The conditional approval shall become finalized upon the receipt by the Town Planner of a copy of the Department of Consumer Protection-issued permit.

C. The conditional approval shall expire if the applicant fails to provide the Town Planner with a copy of the Department of Consumer Protection-issued permit within six months of the date of the TPZ's conditional approval.

1. A six month extension of such conditional approval shall be granted to the applicant upon written notification to the Town Planner that an application for a Department of Consumer Protection permit has been filed, indicating the expected decision date of the Department of Consumer Protection permit.

6.15.9 Connecticut Department of Consumer Protection Approval:

A. The applicant shall provide the Town Plan and Zoning Commission with a copy of the appropriate Dispensary or Production Facility permit issued by the State of Connecticut Department of Consumer Protection, and any subsequent renewed permit.

STAFF REPORT
Accessory Apartment

January 3, 2014

Petition #30-12

Special Exception (Section 6.13: Accessory Apartment)

18 Homecrest Street

Miguel Braga, owner/applicant; Attorney Jessica Dornales, contact

Description of Petition #30-12

This petition is for an accessory apartment in the house at 18 Homecrest Street. Accessory apartments are allowed by special exception in the R-12 and R-20 zones only.

Staff Comments

This house is built on a slope, with the front door facing Homecrest Street and with the primary dwelling unit on that level. The proposed apartment will be on the level below (which is not a "basement" as defined by zoning or building codes), with a walk out entrance on the back of the house for the sole use of the apartment, and with interior connectivity to the rest of the house via a new interior door. The house is built on a slope with the living area of the proposed apartment, on average, above grade.

The applicant submitted a revised plan that shows compliance with the 30% maximum floor area regulation, as well as the minimum floor area requirement. Roughly one-half of the ground level will be the apartment; the rest of the ground level will contain a living room that is to be used by the primary dwelling residents, the boiler room, and a laundry room that both parties will use.

cc:
file



CR# 1502

TOWN OF NEWINGTON

Petition # 60-13

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 18 Homecrest Street ZONE: R-12

APPLICANT: Miguel Braga TELEPHONE: 860-324-1226

ADDRESS: 18 Homecrest, Newington, CT 06111 EMAIL:

CONTACT PERSON: Jessica Dornelas TELEPHONE: 860-563-7510

ADDRESS: 350 Silas Deane, Wethersfield, CT EMAIL: jessica@dornelaslaw.com

OWNER OF RECORD: Miguel Braga

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- Subdivision
- Resubdivision (Public Hearing required).
- Special Exception per Section 6.13, 5.2 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- Site Plan Approval or Modification
- Other (describe in detail, or attach): _____

SIGNATURE:

<i>Miguel L. Braga</i>	10/7/2013	<i>Same</i>	
APPLICANT	DATE	OWNER	DATE

COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE SETS OF PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).

NOTE: PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF THE NEWINGTON ECONOMIC DEVELOPMENT COMMISSION. APPLICANTS PROPOSING TO BUILD, MODIFY EXISTING SITE PLANS, CHANGE OR ADD TO BUILDING ELEVATIONS OR PLACE SIGNAGE ON THE PROPERTY ARE RESPONSIBLE FOR SECURING THE NECESSARY APPROVALS FROM THE ECONOMIC DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.

October 25, 2013

RE: 18 Homecrest Street, Newington, CT 06111

I, Miguel Braga, of 18 Homecrest Street, Newington, Connecticut being duly sworn, depose and say that:

1. I am over eighteen and I believe in the obligation of an oath.
2. On June 21, 2013 I purchased the property on 18 Homecrest Street, Newington, CT
(hereinafter referred to as "The Property").
3. I live in The Property and I intend to reside in The Property the entire duration that I own it.
4. If approved by the Newington Zoning Commission, my sister will reside in the in law apartment in the lower level.
5. I will not allow anyone besides my sister to reside in the in law apartment.



Miguel Braga

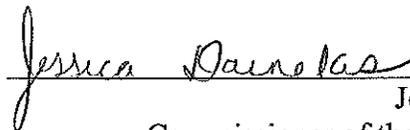
STATE OF CONNECTICUT)

COUNTY OF HARTFORD)

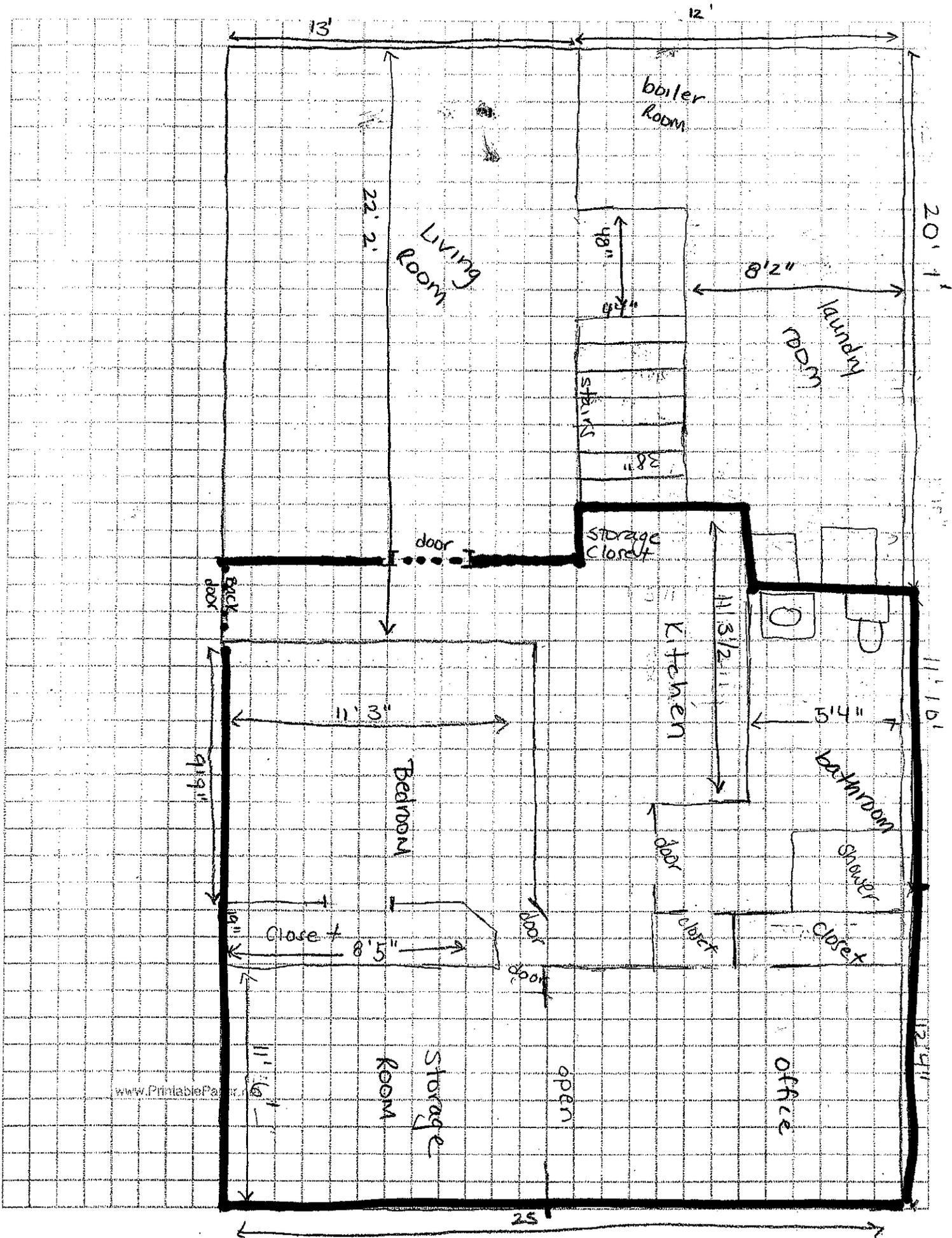
ss. Wethersfield

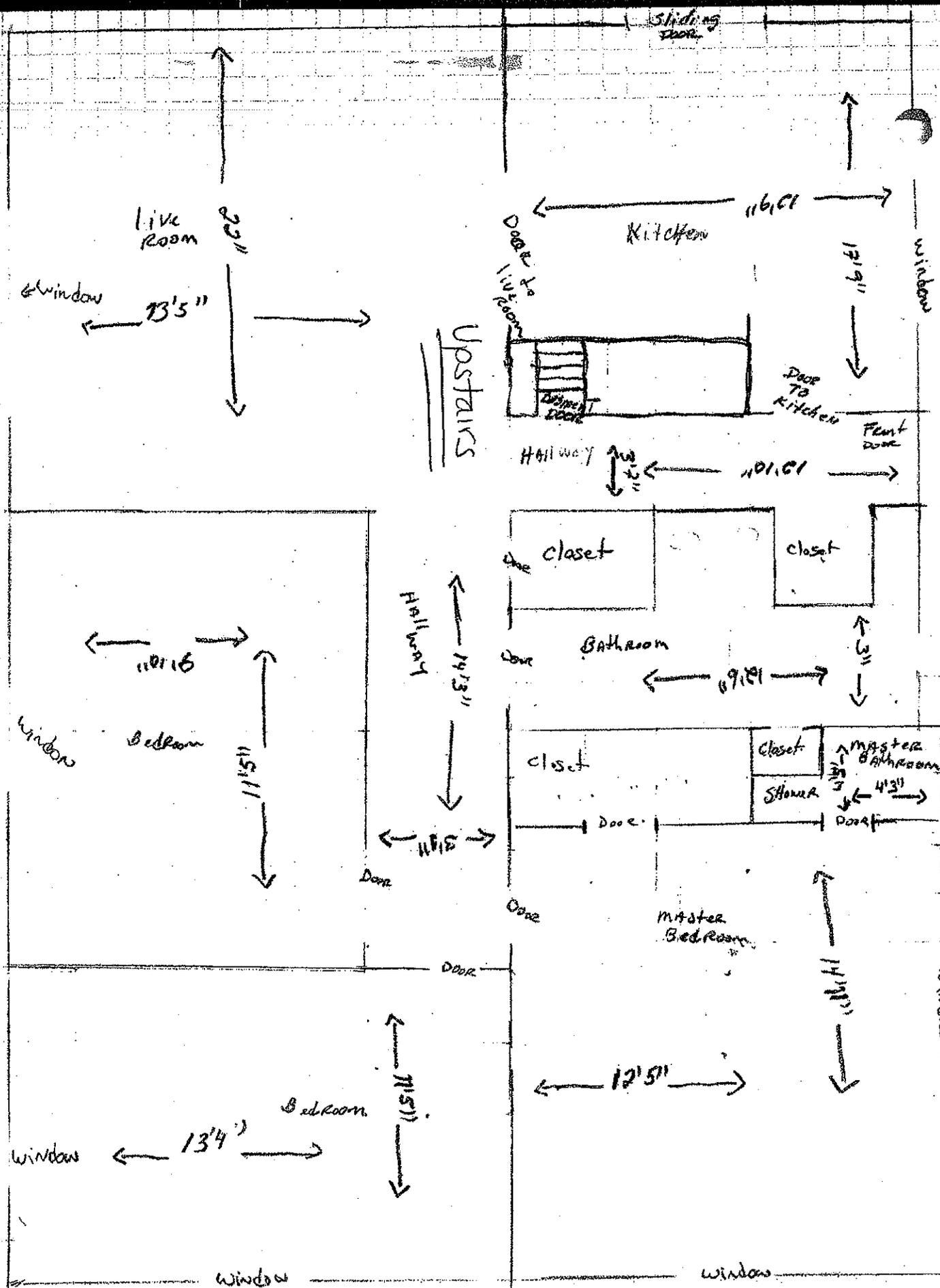
October 25, 2013

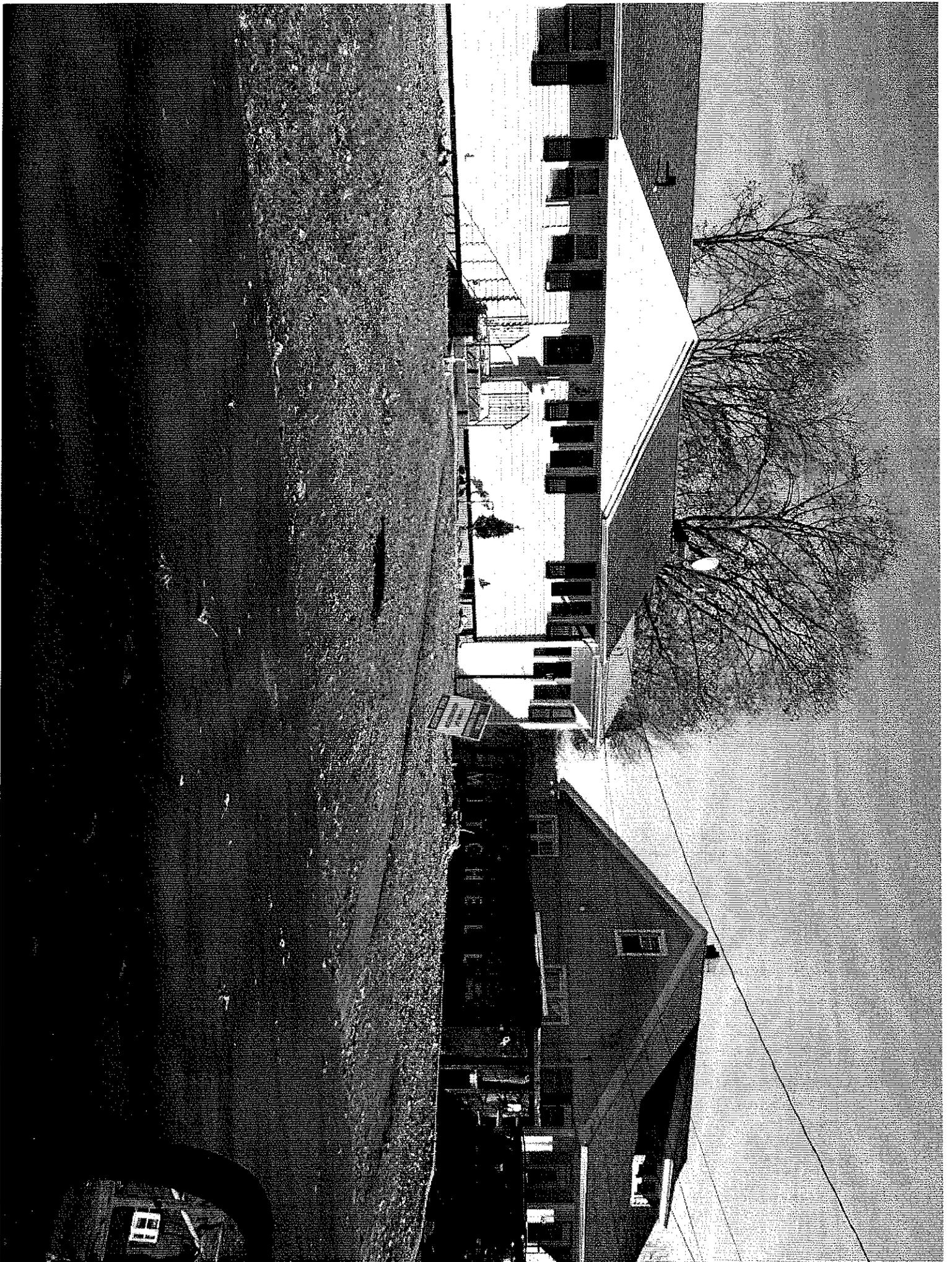
Personally appeared, Miguel Braga as aforesaid, Signer of the foregoing instrument who acknowledged the same to be his free act and deed, before me.



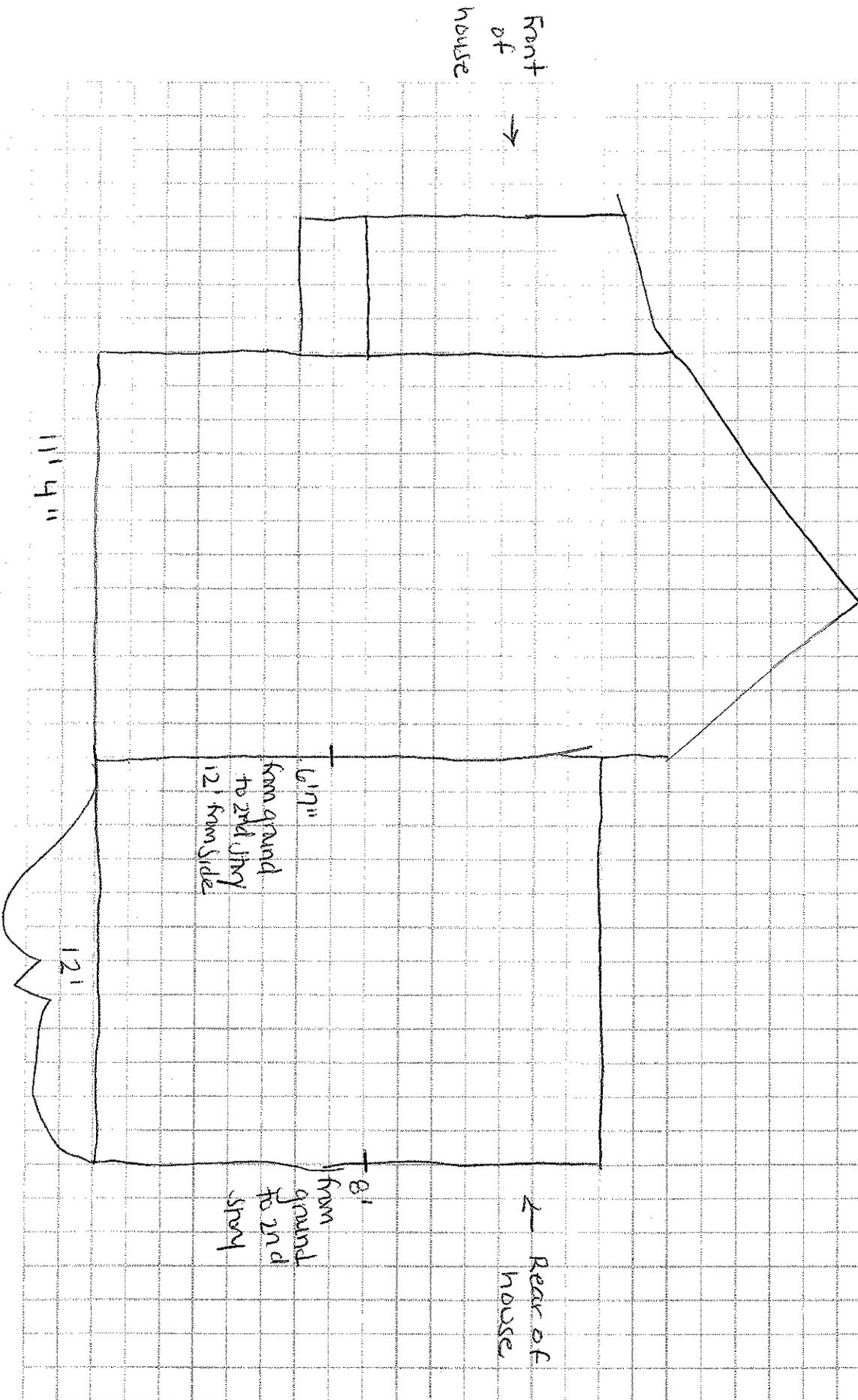
Jessica Dornelas,
Commissioner of the Superior Court



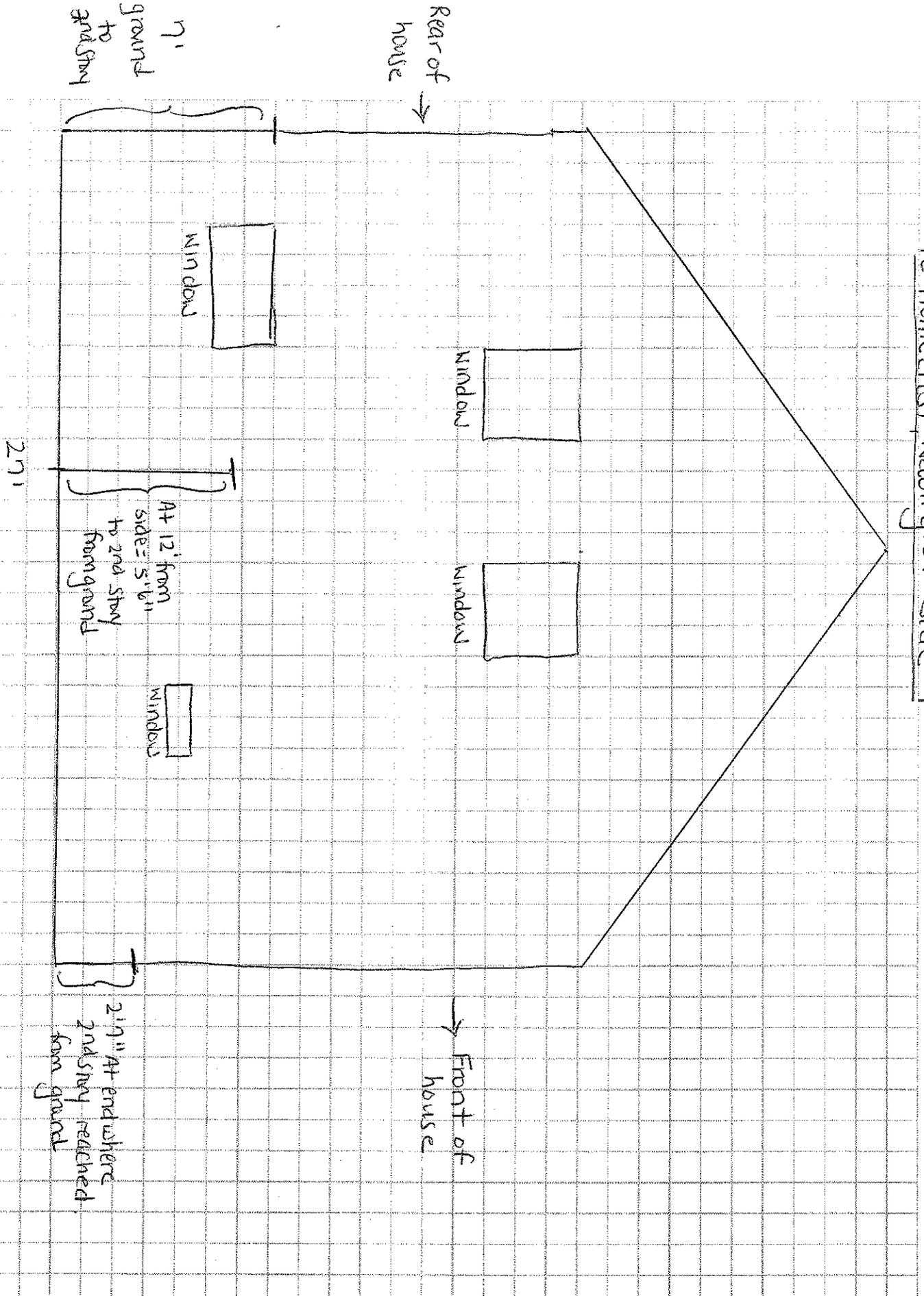


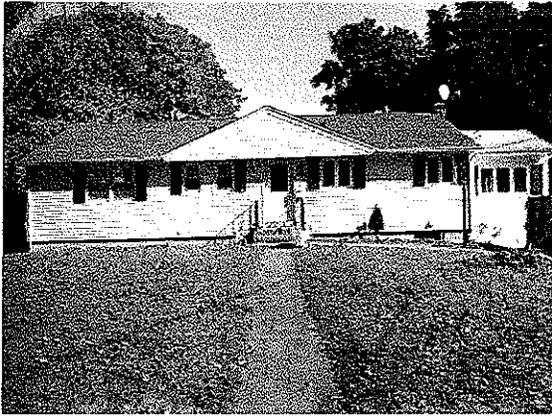


18 Homecrest, Newington - Side #2

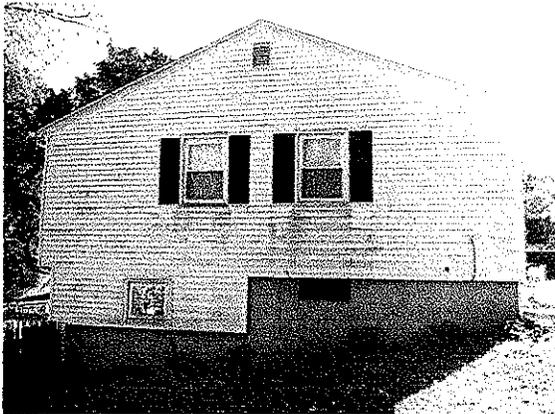


18 Homecrest, Newington - Side #1





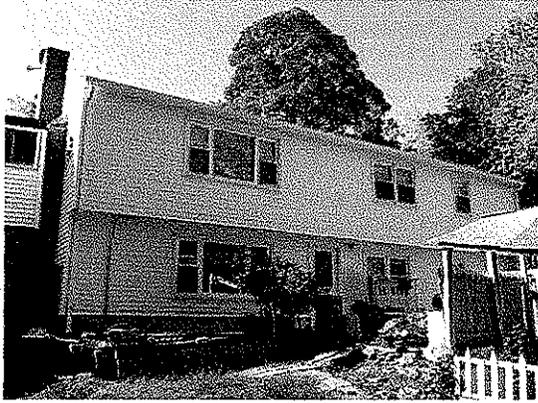
18 Homecrest, Newington- Front



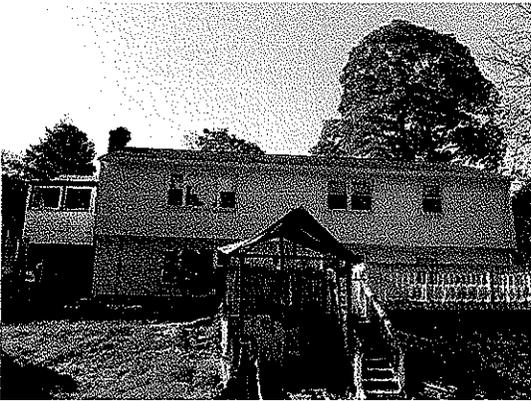
18 Homecrest, Newington- Side #1



18 Homecrest, Newington- Side #2



18 Homecrest, Newington- Rear



18 Homecrest, Newington- Rear #2

STAFF REPORT
Sec. 8-24 Referral for DOT Easement on East Cedar Street

January 2, 2014

Petition #01-14:

**Sec. 8-24 Referral for Proposed DOT Easement on East Cedar Street
Newington Town Council, owner/applicant**

Description of Petition #01-14:

DOT wants to install a new span pole at the northeast corner of Main Street and East Cedar Street (see attached survey map, and aerial photo) on Town of Newington property. As the Commission members know, per Connecticut General Statute 8-24, before the Town Council can acquire or sell land (including granting someone an easement on Town-owned land), the proposal must be referred to TPZ for a "report". CGS 8-24 doesn't say what this "report" should entail, but most TPZ's use this as an opportunity to make sure the proposal is consistent with the POCD and any significant development that might be on the horizon. As I like to say, it's just to make sure the left hand knows what the right hand is doing.

Town Planner's Comments:

The property in question is along the south side of "Center Green", between the sidewalk and East Main Street. I have reviewed the POCD and find this proposal to be consistent with it. I am not aware of any proposed development in the vicinity that this easement might conflict with.

cc:
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AGENDA ITEM: V.A.

DATE: 12-10-13

RESOLUTION NO. 2013-102

RESOLVED:

That the Town Manager is hereby directed and authorized to submit to the Town Plan and Zoning Commission for its report in accordance with Section 8-24 of the Connecticut General Statutes, a property acquisition easement in favor of the State of Connecticut at the intersection of Main Street and East Cedar Street, as indicated in the attached plan entitled "Town of Newington, Map Showing easement Acquired from Town of Newington by The State of Connecticut, Department of Transportation, Route 175 (East Cedar Street) at Route 176 (Main Street), Scale 1"=10, May 2013)."

MOTION BY: Councilor Borjeson

SECONDED BY: Councilor Castelle

VOTE: 9 - 0



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Office of Town Engineer

Christopher Greenlaw P.E.
Town Engineer

Memorandum

To: John Salomone, Town Manager
From: Christopher Greenlaw, Town Engineer
Date: November 21, 2013
Re: Proposed Property Acquisition – Easement(s)
State of Connecticut Project No. 171-356-001

The Connecticut Department of Transportation, "D.O.T." is requesting a property acquisition "easement" at the intersection of Main Street (Rte #175) and East Cedar Street (Rte#176). The specific location is the northeast corner of the intersection at the center green (please refer to the Newington attached plan entitled "Town of Newington, Map Showing easement Acquired from Town of Newington by The State of Connecticut, Department of Transportation, Route 175 (East Cedar Street) at Route 176 (Main Street), Scale 1"=10, May 2013). The D.O.T. depicts two easements on the map noted as "Defined Easement for Highway Purposes" and "Defined Traffic Easement". Both easement areas are very small 519 sq. ft. and 371 sq. ft. respectively and both easements specify "Rights" for the D.O.T. to maintain or upgrade their existing highway and traffic infrastructure. It's important to note that the highway and traffic related appurtenances currently exist with no easement; therefore a plan review by the Engineering Department became the impetus for the D.O.T. to formally document the land acquisition. As with any land acquisition, the D.O.T. has performed an appraisal (via Rights of Way Department) and has determined an appropriate value "offer" for the use of the land (refer to attached). The Town of Newington will remain the owner of the property encumbered only by utility improvements on or above the ground to facilitate highway\traffic purposes.

**TOWN OF NEWINGTON
DEFINED EASEMENT FOR HIGHWAY PURPOSES
AREA = 519 ± SQ.FT.**

EASEMENT FOR HIGHWAY PURPOSES AND APPURTENANCES THERETO ACQUIRED.

**DEFINED TRAFFIC EASEMENT
AREA = 371 ± SQ.FT.**

EASEMENT TO INSTALL AND MAINTAIN TRAFFIC SIGNALIZATION DEVICES AND APPURTENANCES THERETO ACQUIRED.

RIGHT TO REMOVE SPAN POLE

HD
ND)

PRESENT MAIN STREET - (CT ROUTE 176)

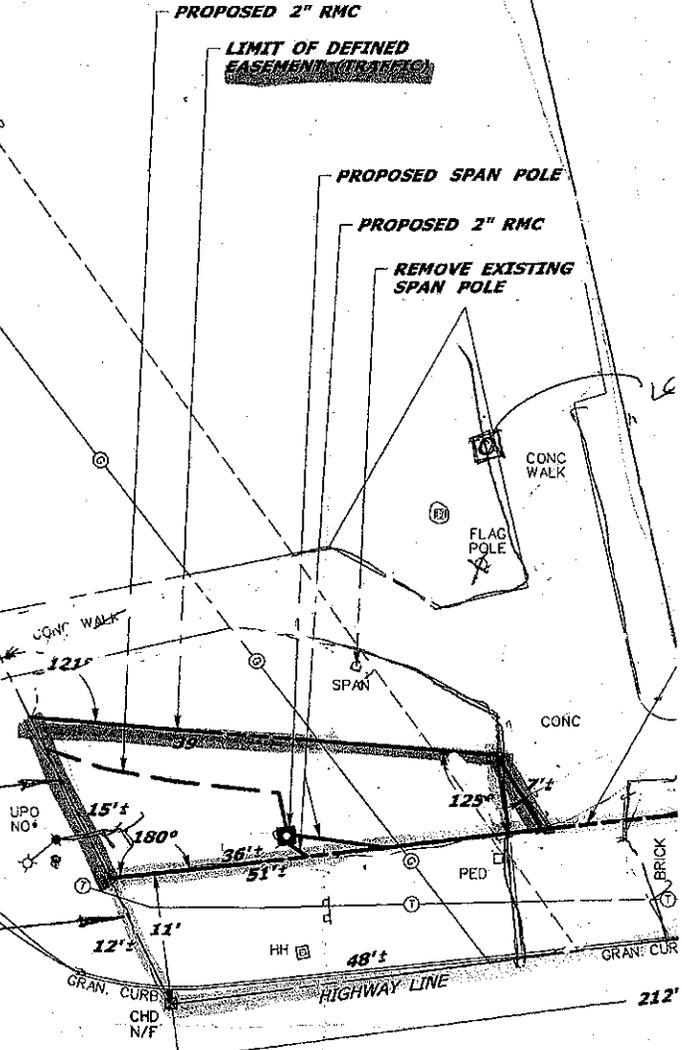
8" SAN SEWER
ELEC OUTLET
SIGN
120' (CHD TO BEGINNING OF TRAFFIC EASEMENT)
146.71'(S) (CHD-CHD)
HIGHWAY LINE

PROPOSED 2" RMC

LIMIT OF DEFINED EASEMENT (DOTTED)

PROPOSED SPAN POLE
PROPOSED 2" RMC

REMOVE EXISTING SPAN POLE

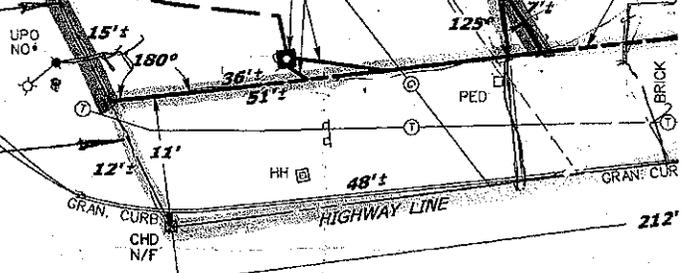


TRAFFIC EASEMENT (DASH)

HIGHWAY EASEMENT (DASH)

175 N CEDAR STREET

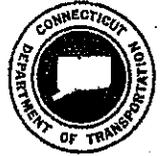
PRESENT I







STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-2405

PRIORITY MAIL

DATE: August 13, 2013

OWNER: Town of Newington

PROPERTY FILE NO: 171-356-001

ADDRESS: 980 Main Street

TOWN: Newington

Pursuant to General Statute and as with respect to the project known as Route 175 (Cedar Street & East Cedar Street) at Route 176 (Main Street in the Town of Newington, the Commissioner of Transportation finds it necessary to acquire from you 0 square feet of land; 519± square foot defined easement for highway purposes and a 371± defined traffic easement as depicted on the attached map dated May 2013.

Compensation payable to you for the proposed acquisition and all legal damages to any remainder is as follows:

Value of land to be acquired:	\$0.00
Defined Easement for Highway Purposes:	\$3,204.83
Defined Traffic Easement:	482.30
Improvements:	\$500.00
Total damages:	\$4,200.00 (Rounded)

Building, structure and other improvements: Contributory value of brick walkway within easement area.

This offer is based upon an Estimate of Compensation for the subject property as prepared by the Office of Rights of Way. Should you wish to accept this offer, please review and execute page two of this offer letter.

If you have any questions regarding this matter, please contact Mark J. Mickiewicz at the telephone number or address shown above.

Very truly yours,

John P. Randazzo
Rights of Way Assistant Director
Connecticut Department of Transportation

Attachment: Taking Map

STAFF REPORT
***“Low Impact Development (LID) Subdivision and Zoning
Regulation Amendments”***

January 2, 2014

Petition #02-14

**“Low Impact Development” Regulation Amendments:
Subdivision Regulations Sections 2.0, 3.6, 3.7 and 6.3;
Zoning Regulations Sections 5.3, 6.1, 6.10, 6.15 (new), 7.4 and 9.2.
Town Plan and Zoning Commission, applicant.**

Description of Petition #02-14:

Text amendments to the various sections of the zoning regulations and subdivision regulations that deal with stormwater management.

Town Planner Comments:

“Low Impact Development” is a new approach to stormwater management that mimics the way stormwater is processed by nature. It emphasizes using “pervious cover”, which allows rain and snow melt to soak into the soil where it falls, rather than conveying stormwater via pipes and catch basins to rivers and streams that may be many yards away.

The advantages of LID over conventional development are numerous. By allowing rain and snow melt to infiltrate directly into the soil, groundwater is recharged naturally, which benefits the local flora and fauna. It also reduces the amount of stormwater that gets into the MDC sanitary sewer system, which is currently a major problem. Watercourses are not overwhelmed when stormwater is allowed to remain where it falls, which reduces downstream flooding.

The draft amendments were developed over the past six months by the LID Committee, which consisted of Cathy Hall of TPZ, Phil Block of the Inland Wetlands Agency, Town Planner Craig Minor and Town Engineer Chris Greenlaw, with assistance from the consulting firms of Fuss & O’Neill and Planimetrics.

The LID Committee realized that, while all of Newington will benefit from LID, the cost will be borne by developers and homeowners. The Committee therefore tried to strike a balance between achieving the benefits of LID without unduly driving up the cost of development. On the commercial side, only totally new developments will be required to completely comply with the new LID guidelines; additions and renovations will only be required to “mitigate” any new impervious cover, and even then only to “the maximum extent practicable”. Existing homeowners will only need to comply with the guidelines if more than a certain amount of new impervious cover is created, and again, only to the “maximum extent practicable”.

These draft regulations are of course subject to revision by TPZ prior to any public hearing if so desired by the TPZ.

cc:
file



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Date: January 3, 2014
Re: **Performance Bond Reduction #2 at 3573 Berlin Turnpike ("Gateway Plaza")**

The developer of the "Gateway Plaza" at 3573 Berlin Turnpike has requested another bond reduction.

The Engineering Department staff and the Zoning Enforcement Officer inspected the site, and they recommend reducing the bond from \$74,000 to \$22,000.

cc:
file

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov

Gateway Plaza - 3573 Berlin Turnpike

DATE: 12/23/13 AH & ESH

ITEM	QUANTITY	MEAS	UNIT PRICE	TOTAL	Grand TOTAL
Digital Site Plan File	1	EA	100	100	100
Drainage Certification	0	EA	500	0	100
As-Built Drawings	1	EA	1000	1000	1100
Trees	11	EA	500	5500	6600
Shrubs	157	EA	50	7850	14450
Ground Cover/Perennials	725	EA	10	7250	21700
Topsoil	0	CY	23	0	21700
Dumpster Enclosure Fencing	0	LF	35	0	21700
Light Poles w/ Fixtures	0	EA	3000	0	21700
Patio Fencing	0	LF	63	0	21700
Handicap Signs	0	EA	150	0	21700
Pavement Finish Course	0	SF	2.25	0	21700
Pavement Binder Course	0	SF	2.25	0	21700
Extruded Concrete Curb	0	LF	13.5	0	21700
Reset Meter Pit Manholes	0	EA	550	0	21700
Concrete (to fill between curbing)	0	LS	750	0	21700
Concrete Sidewalk	0	SF	10	0	21700
Striping and Pavement Markings	0	LS	525	0	21700
Signage	0	EA	175	0	21700
				Total	21700
				Say Total	22000

Note:

Site Plan Entitled: 3573 Berlin Turnpike - Newington, Connecticut
 "Layout Plan - last revised date 9-24-12 - sheet C-2"
 Torres Engineering - 63 Reed Drive - Wethersfield, CT 06109 - (860) 232-9833



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Date: January 2, 2014
Re: **Town Planner Report of January 8, 2014**

1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:**

a. Saputo Sign on Fenn Road: as of this writing I have not inspected it, but I will prior to the meeting.

2. **Old Performance Bonds held by Town:** See attached.

3. **Newington Junction TOD Planning:** The TOD Committee meeting that was scheduled for December 16 was rescheduled to January 9 due to the weather. This will be the last time the Committee meets with the planning consultants from Boston that CRCOG had hired, but the Committee will continue to meet.

4. **Revision to Sign Regulations:** The Sign subcommittee has not met since my last report.

5. **Status of "Modern Tire" Appeal:** Town Attorney Jack Bradley informed me yesterday that Judge Mottolese has ruled that Modern Tire did not have "standing" to appeal Firestone's special exception and site plan approval, so the requested injunction against the project has been rejected. The original appeal of the auto-related zoning regulations themselves is still pending, but Attorney Bradley said that he expects a decision very soon.

cc:
file

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov

01/03/2014

TOWN PLAN & ZONING DEVELOPMENT BONDS

Project Name/ Address/ ID #	Staff Comments	Bond Amount/ Date Funds Deposited	Full Name of Depositor
2 Niro Landscaping 46 Commerce Court #24-02	<ul style="list-style-type: none"> • Compliance inspection by town staff: landscaping was <u>not</u> done. Letter sent 6/27/2013. • Owner responded 6/26: out-of-town; will respond more fully upon return in August. • Left phone message 9/24/13. • Follow-up letter sent (11/25/13) • Owner informed me that property is "in receivership" (12/4/13). 	\$6,000 2002	Peter Niro Commerce Court Realty 860-666-1891
4 The Bar 512 Cedar Street	<ul style="list-style-type: none"> • Compliance inspection by town staff: landscaping was <u>not</u> done. Letter sent 6/24/2013. • Owner said he will apply for Site Plan Modification (9/23/13). • Spoke with owner's surveyor re doing the above (9/30/13). • Follow-up email sent to surveyor; he replied that the owner has not contacted him (11/25/13). 	\$2,500 1995	Anthony Gallicchio, owner.