

01/03/2014

**TOWN PLAN & ZONING DEVELOPMENT BONDS**

<p>6 Fountain Pointe 435-485 Willard Avenue #45-06</p>	<ul style="list-style-type: none"> <li>• Owner is working on the outstanding items.</li> <li>• Follow-up email sent to developer (11/25/13)</li> <li>• Inspected site with Town Engineer and developer on 12/31/13: developer will ask TPZ for change to landscaping plan.</li> </ul>	<p>\$5,000 2007</p>	<p>Richard Rotundo, owner.</p>
<p>7 Global Granite 3320 Berlin Turnpike #18-08</p>	<ul style="list-style-type: none"> <li>• Compliance inspection by staff: paving and fencing not done. Letter sent 8/7/2013.</li> <li>• 9/25/13: Left message for owner.</li> <li>• 9/27/13: owner returned my call.</li> </ul>	<p>\$37,000 2008</p>	<p>GGM Properties LLC</p>
<p>15 LA Fitness 3563 Berlin Turnpike #42-07</p>	<ul style="list-style-type: none"> <li>• Compliance inspection by staff: final paving not done (8/27/13).</li> </ul>	<p>\$5,000 2009</p>	<p>Newington-Berlin Retail LLC</p>
<p>18 ZAG Machine 39 Progress Circle</p>	<ul style="list-style-type: none"> <li>• Compliance inspection by staff: final paving not done (10/21/13).</li> <li>• 9/30/13: letter sent to owner; returned by Post Office.</li> <li>• 10/11/13: ED Director recommended I try to contact owner in New Britain.</li> </ul>	<p>\$4,200 1992</p>	<p>Adam Z. Golas, owner</p>

## TOWN PLAN &amp; ZONING DEVELOPMENT BONDS

25	95 Waverly Drive (Lot #23) #01-04	<ul style="list-style-type: none"> <li>Residential driveway installed too close to side line. Letter sent 7/22/13.</li> <li>8/1: homeowner will try to work out with neighbor.</li> <li>9/30: Owner called; neighbor will sell him a strip of land.</li> <li>10/10: Owner called; trying to contact surveyor to draw plans.</li> </ul>	\$5,000 2006	Jaime Ibarrola 860-604-3096
26	Newington Professional Center (Reno Properties) 1268 and 1300 Main Street #15-10	<ul style="list-style-type: none"> <li>7/31/2013: Inspected by staff; numerous deficiencies noted.</li> <li>8/1/13: Email sent to owner; he replied that he will have his construction manager address this.</li> <li>Follow-up email sent (11/25/13)</li> <li>Site was re-inspected by staff; approx. \$5000 in site work and landscaping done since last inspection in August (12/26/13).</li> </ul>	\$20,000 09/12/2011	Newington Professional Center C LLC
27	IHOP Restaurant 3280 Berlin Turnpike	<ul style="list-style-type: none"> <li>Letter sent to developer (11/12/13).</li> <li>Developer returned phone call; asked to have bond released due to extreme passage of time (11/12/13)</li> <li>TPZ decision: wait until spring, and then consider additional plantings (11/27/13).</li> </ul>	\$5,700 2000	Boylan Development Services, Inc.

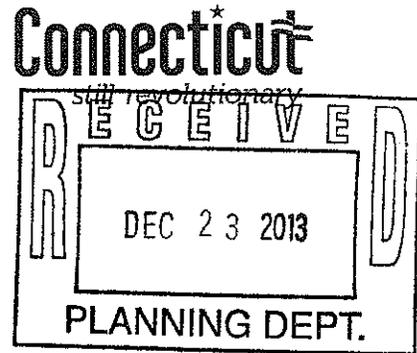
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**TOWN PLAN & ZONING DEVELOPMENT BONDS**

28	Mills Construction 63 E. Cedar Street	\$1,500	2000	
29	Target Richards Street	<ul style="list-style-type: none"> <li>Mature sycamore tree to be preserved.</li> <li>Inspected site: tree looks healthy (12/2/13).</li> <li>TPZ decision: okay to release, but leverage replacements for dead white pines (12/11/13).</li> </ul>	\$10,000 2003	
30	Premier Development 148 Maple Hill Ave	<ul style="list-style-type: none"> <li>Rear lot and new house.</li> <li>Email sent to developer, asking if he knows what the bond was for (12/4/13).</li> <li><b>Compliance inspection conducted; developer directed to do some minor grading and to flag lot pins (12/26/13).</b></li> </ul>	\$5,000 2003	
31	MORETCO ?	<ul style="list-style-type: none"> <li>No info on file as to what this is.</li> </ul>	\$3,338 2006	
33	Rockledge Drive street trees #03-01	<ul style="list-style-type: none"> <li>In default (no street trees).</li> <li>Owner claims residents do not want trees; has offered to forfeit the bond, with no restrictions (11/25/13).</li> <li>Letters sent to all homeowners to see if any are willing to let the Town plant street trees in front yard (12/4/13).</li> <li><b>Positive responses coming in (Dec.).</b></li> </ul>	\$10,000 7/24/2007	Premier Building and Development



Department of Economic and  
Community Development



December 20, 2013

Craig Minor, Town Planner  
Town of Newington  
132 Cedar Street  
Town Hall  
Newington, CT 06111-2640

Subject: **CT DECD HUD Challenge Grant TOD Knowledge Sharing Forum – January 21, 2014**

Dear Mr. Minor,

The work all of us have done to plan and prepare for the New Haven-Hartford-Springfield Commuter Rail Line and the CT Fastrak Bus Rapid Transit System has taught us many lessons about Transit-Oriented Development – the best ways to proceed, the pitfalls to avoid, the increase in property and housing values that come from development near stations, and the great benefits transit service can bring to our towns and regions.

To that end, the Connecticut Department of Economic and Community development (DECD) would like to invite you to The Lyceum in Hartford on Tuesday, January 21<sup>st</sup>, 2014 (snow date, Monday, January 27<sup>th</sup>) for a TOD Knowledge Sharing Forum.

This is an opportunity to hear from your colleagues in Meriden and New Haven who have recently completed a TOD planning and zoning exercise with the help of a 2010 U.S. HUD Sustainable Communities Challenge Planning grant through DECD. They will share lessons learned from the exercise and will talk about their post-planning implementation efforts and challenges.

The two-hour event, coordinated by the Partnership for Strong Communities and the University of Connecticut Center for Land Use Education and Research (CLEAR), will begin at 9 a.m. and end at 11:30 a.m. A rough agenda for the event is attached for your reference.

Breakfast and parking at The Lyceum are free. You can find directions here:

<http://www.lyceumcenter.org/directions.html>. Please RSVP to Laura Bachman at The Partnership for Strong Communities by January 8 at [laura@pschousing.org](mailto:laura@pschousing.org) or call 860.244.0066.

We look forward to seeing you there.

Sincerely,

Catherine H. Smith  
Commissioner