



# TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

## Town Planner

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Town Planner

### Memorandum

**To:** TPZ Commission  
**From:** Town Planning Staff  
**Date:** January 8, 2026  
**Petition:** **TPZ 25-26 - CGS 8-24 Referral** – Disposition of a portion of the Griswoldville Avenue Right of Way abutting 125 Waverly Drive (+/- 2,208 sf)

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UPDATE 1/8/2026

Since the last meeting, the Town has received email correspondence from the MDC regarding future utility needs for the area and the potential impact of reducing the right-of-way in the subject location. The MDC response is as follows:

We have looked into your inquiry below regarding the sale of this strip of Town of Newington ROW to the property owner at 125 Griswoldville Rd. The District has no objections to this sale, as any future public sanitary sewer mains or public water mains would be installed within the roadway. According to our GIS, the existing Town ROW width in this area is approximately 95' wide. Given this, the reduction in width of 12' should not present an issue to any future needs.

As noted previously, no existing utilities are located within the 12' strip and neither Eversource nor CNG have plans to utilize that strip for future expansion projects.

### Application summary

The owners of 125 Waverly Drive have requested to purchase a 12' by approximately 184' (+/-2,208 sf) strip of Town Right-of-Way along their property line abutting Griswoldville Avenue.

This request has been formally submitted to the TPZ for review as part of the Town Resolution 89-258 approval process for your comments as follows:

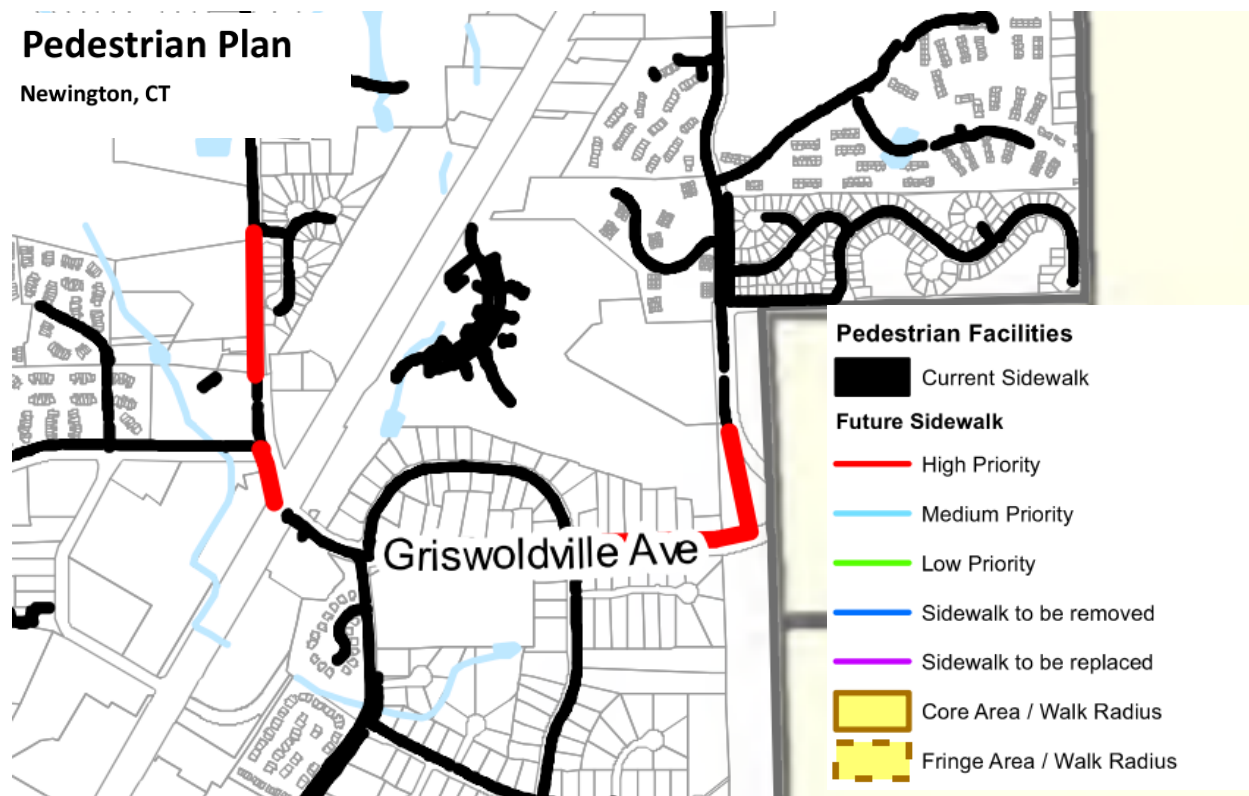
"The TPZ is also requested to submit recommendations on other alternative land uses such as retaining as open space or exchanging for other pieces that might be more useful for Town purposes, as well as commenting on the relationship to the Town's Plan of Development"

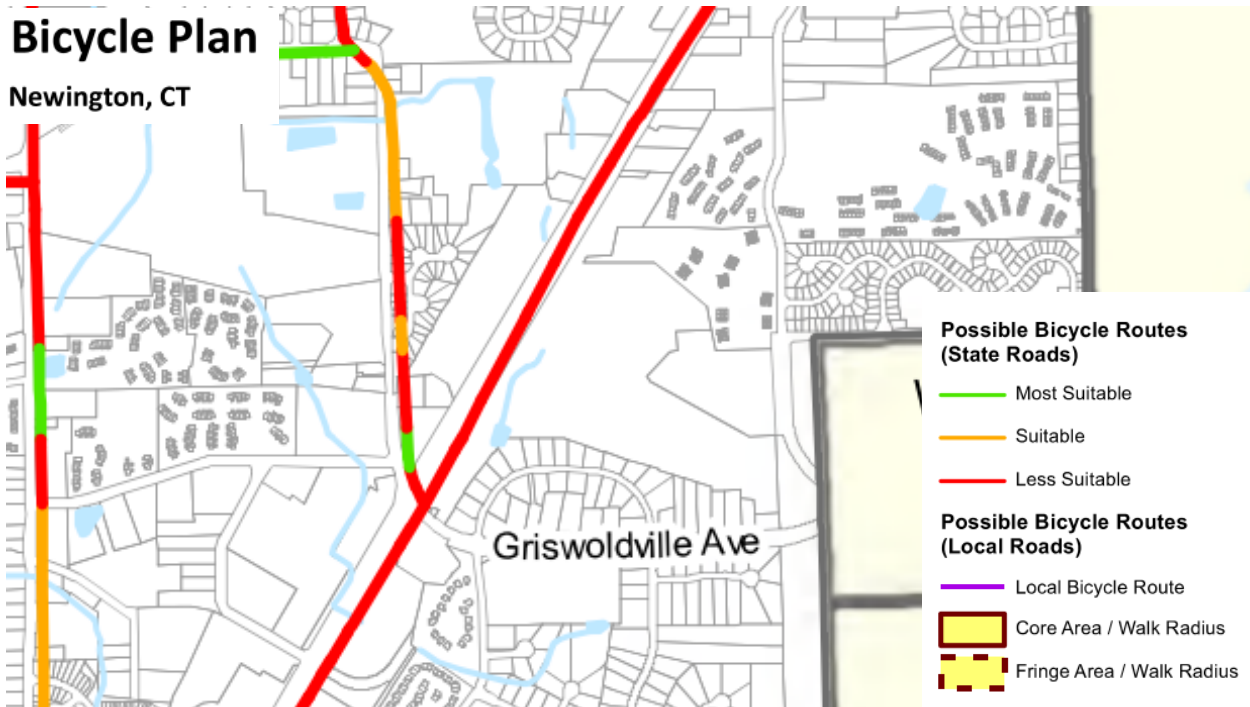
In addition to the TPZ's recommendations under the town policy for the disposition of undeveloped small land, discontinuing a portion of the right-of-way also requires a referral to the TPZ under Connecticut General Statutes, Chapter 126, Section 8-24 for narrowing a public way and selling municipally owned property. Under an 8-24 referral, a report is required from the TPZ, and this report centers around compliance with the Plan of Conservation and Development.

### Plan of Conservation and Development

While the POCD is typically not written to a granular level that would discuss a sliver of a right-of-way on Griswoldville Avenue, staff has included some initial analysis, below.

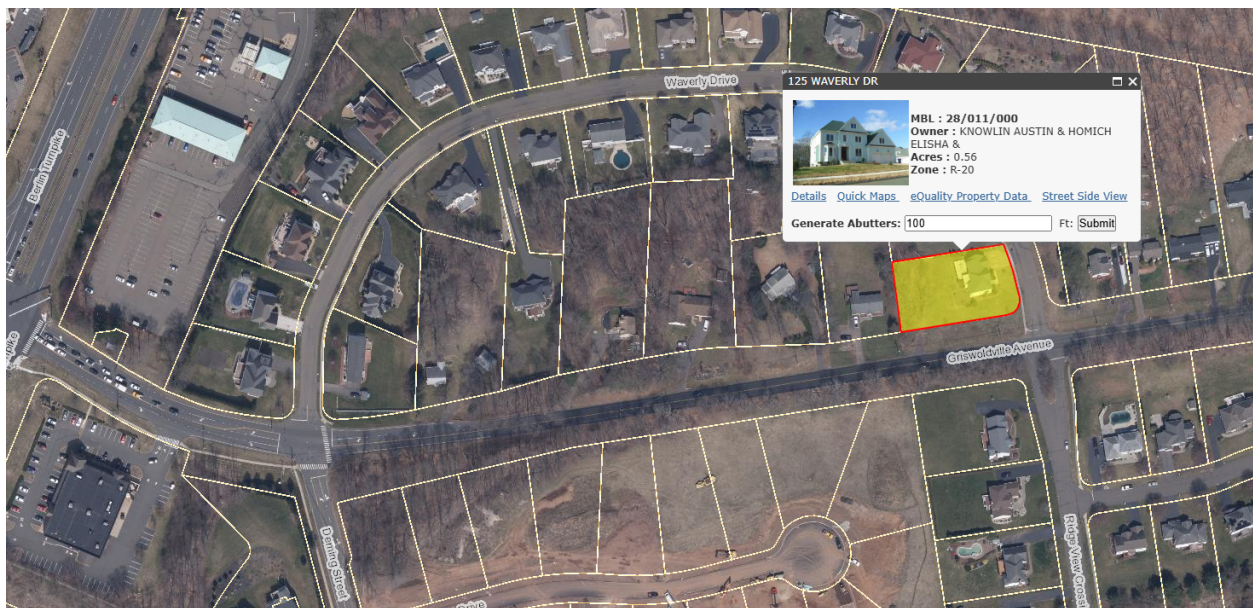
The subject right-of-way is not located within any POCD focus areas. Snips from the POCD Pedestrian Plan (PG 79) and Bicycle Plan (PG 80) are included on the next page of this report for the Commission's review.





## Staff Analysis

The subject area is located within the R-20 zoning district, and the property requesting the portion of the right-of-way is located within the “Sunrise Estates” subdivision approved in 2004. Compared to other rights-of-ways, the Griswoldville Avenue ROW is significantly larger than a typical right-of-way. The right-of-way has also been adjusted through development, being significantly narrower at its intersection with the Berlin Turnpike.



## **Staff Recommendation**

The Commission should consider the future impacts, if any, of selling the subject land. The TPZ is requested to recommend alternative land uses and may provide recommendations to achieve the owner's and town's land use goals. The TPZ's findings and recommendation(s) will be incorporated into the Town Manager's report to the Council. The sale of the property will require a public hearing at the Town Council before their action on the sale, pursuant to the Town policy.

## **Applicable CGS Statute:**

**Sec. 8-24. Municipal improvements.** No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.