

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP  
Date: December 31, 2019  
**Subject:** Petition #41-19: Residential Subdivision at 55 East Robbins Avenue. Dornelas Home Improvement LLC, owner/applicant; Helton Dornelas, 65 Wood Pond Road, Farmington CT, contact.

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### **Description of Petition #41-19:**

This petition is to split the developed lot at 55 East Robbins Avenue in two, with the existing house to remain on one of the lots.

### **Staff Comments:**

55 East Robbins Avenue is located on the southwest corner of Flagler Street and East Robbins Avenue. The existing house was built in 1928. The property consists of two parcels from the 1925 "Miami Heights" subdivision which were merged by a previous owner when the previous owner constructed an accessory building in the southwest back corner (As an aside: if the previous owner had not built the accessory building, the current owner would not need to go through the subdivision process to split the lot in two.)

There are numerous, substantial deficiencies with the plans that were submitted which I described to the applicant back in November, with no response. The 65-day deadline is fast approaching. I have advised the applicant that he needs to give TPZ his permission to go past the deadline, or TPZ will have no choice but to deny the application "without prejudice". As of this writing I have not heard back from him.

cc:  
Dornelas Home Improvement LLC  
Town Engineer  
file

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