

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 #01-20: Residential Subdivision at 890 Willard Avenue. Cross Construction LLC, owner/applicant; George Flores, 151 Maple Hill Avenue, Newington CT, contact.

Description of Petition #01-20:

This petition is to subdivide the large developed lot at 890 Willard Avenue into four small lots, with the existing house to remain on one of them.

Staff Comments:

890 Willard Avenue is located on the southeast corner of Cross Street and Willard Avenue. The existing house was built in 1944. The parcel is comprised of about a dozen narrow parcels from a 1912 subdivision which were merged into a single lot many years ago. The existing house sprawls over several of the old parcels, as does the existing driveway and an accessory building. (As an aside: if the previous owners had not merged the dozen lots by putting the driveway and accessory building on them, the current owner would not need to go through the subdivision process to split them off.)

I have reviewed the plans and had some minor comments for the applicants (attached). As of this writing the Town Engineer has not completed his review.

cc:
Cross Construction LLC
Town Engineer
file

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