

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

December 30, 2019

George Flores
151 Maple Hill Avenue
Newington, CT 06111

Dear Mr. Flores:

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

I have reviewed the plans submitted with the above-reference application. My comments are as follows.

The Town Engineer will submit his comments separately.

1. Record Subdivision Plan (Section 6.2) The plan is missing the following information:
 - a. The zoning classification needs to be shown (Section 6.2.f).
 - b. The subdivision regulations call for a TPZ endorsement block on this sheet (Section 6.2.n), and every sheet. While we do allow information to be consolidated when appropriate, my understanding is that individual endorsement blocks is a State requirement. Also, the endorsement block on the cover sheet contains the statutory reference for site plans approvals; the citation for a subdivision approval is different.

**Approved by the Newington Town Plan and Zoning Commission as
Petition #01-20 at the TPZ meeting on _____.**

Date

Chairman

**Pursuant to Section 8-26c of the Connecticut General Statutes all work
in connection with this approved Subdivision shall be completed by**

(date of approval plus five years).

2. Utilities and Improvement Plan (Section 6.3) The plan is missing the following information:

a. The Utilities and Improvement Plan needs to be prepared by and bear the seal, imprint and signature of a CT-licensed PE, certifying that "The Subdivision Regulation of the Town of Newington are a part of this plan and approval of the plan is contingent on compliance with all requirements thereof." (Section 6.3).

b. See the note above about a TPZ endorsement block (Section 6.3.m).

c. The drainage plan does not appear to have been designed using low impact development (LID) techniques.

3. You need to submit a letter from the Metropolitan District Commission indicating the availability of public sewer and public water (Section 6.1.h and 6.1.i).

If you have any questions or comments, please contact me via email at cminor@newingtonct.gov or call me at (860) 665-8575.

Sincerely,

Craig Minor, AICP
Town Planner

cc:
The Bongiovanni Group, Inc.
file