

# 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: January 15, 2020  
**Subject:** Petition #01-20: Residential Subdivision at 890 Willard Avenue. Cross Construction LLC, owner/applicant; George Flores, 151 Maple Hill Avenue, Newington CT, contact.

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### **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). I have advised the Town Engineer that given the small size of this subdivision, the LID stormwater management proposed by the site engineer satisfies the “maximum extent practicable” requirement. He has revised his review comments accordingly (attached).

cc:  
Cross Construction LLC  
Town Engineer  
file

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