

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 #41-19: Residential Subdivision at 55 East Robbins Avenue. Dornelas Home Improvement LLC, owner/applicant; Helton Dornelas, 65 Wood Pond Road, Farmington CT, contact.

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 as submitted which I described to the applicant back in November. As of this writing he has not submitted revised plans. He has given his permission to extend the decision deadline, so I recommend TPZ take no action on this application at this time.

cc:
Dornelas Home Improvement LLC
Town Engineer
file

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