



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

February 4, 2020

Helton Dornelas
65 Wood Pond Road
Farmington, CT 06107

Dear Mr. Dornelas:

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

I have reviewed the plans submitted to date, and have the following comments. The comments from the Town Engineer will be sent to you separately.

1. Record Subdivision Plan (Section 6.2): I have not received a revised plan since sending you my comments dated November 18, so these are the same comments. The Record Subdivision Plan is missing the following information:

- a. A table showing the bulk requirements such as minimum area, minimum frontage, minimum yards, etc. needs to be added (Section 6.2.f).
- b. Individual lot number (Section 6.2.k).
- c. The endorsement block needs to be revised as follows:

Approved by the Newington Town Plan and Zoning Commission as
Petition #41-19 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).

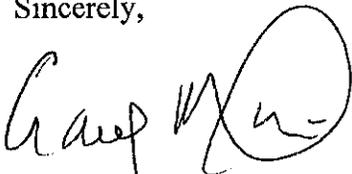
2. Utilities and Improvement Plan (Section 6.3): I recently received from your consulting engineer a plan entitled "Site Plan" which I believe is intended to be the Utilities and Improvement Plan. It is missing the following information:

- a. A note 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. Location of all existing and proposed sanitary and water supply lines (Section 6.3.e).
- c. Elevation at proposed building corners (Section 6.3.1.iv).
- d. Construction details (including erosion and sediment control measures) for proposed utilities (Section 6.3.r).
- e. Please change the title of this plan from "Site Plan" to "Utilities and Improvement Plan".

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).

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:
Oswald Blint Surveying
Inga Consulting Engineers
√file