

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: March 26, 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 remaining on one of the two 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.)

The applicant's surveyor and consulting engineer have submitted revised plans, which are for the most part complete and acceptable. However, the new impervious surface (house and driveway) will increase the amount of stormwater runoff leaving the site and entering the neighboring property. The applicant's consulting engineer has been told to make some minor grading changes to prevent this.

I recommend TPZ approve with the condition that this runoff issue be addressed.

cc:
Dornelas Home Improvement LLC
Town Engineer
file

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