

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 #08-20: Sec. 8-24 Referral of Proposed Sale of Town-Owned Property at 88 Stamm Road. Town of Newington, owner/applicant.**

Description of Petition #08-20:

A Newington resident would like to acquire all or part of the Town-owned vacant lot at 88 Stamm Road, which is adjacent to his property at 4 Boulevard. The Town Council has referred this request to TPZ for a report in accordance with Sec. 8-24 of the Connecticut General Statutes.

Staff Comments:

Sec. 8-24 reads (in part) as follows:

“No...legislative body shall...sell or lease any...municipally owned property...until the proposal to take such action has been referred to the [planning] commission for a report.”

88 Stamm Road is part of the old trolley line that ran from Hartford to New Britain via Robbins Avenue. After the trolley line west of Maple Hill Avenue was abandoned, the part that is now 88 Stamm Road ended up in the possession of the Town.

My understanding is that the homeowner is willing to acquire the entire parcel if necessary, but he really only wants the 10,000 s.f. portion next to his property. In theory this would make 4 Boulevard large enough to subdivide into two lots, but that would be extremely difficult since 88 Stamm Road is in the Industrial zone. And the Town could effectively prevent it by simply retaining the development rights. It has been suggested that the Town could just give him an easement to use the property without owning it, but I don't think he would be satisfied with that.

There are numerous details that need to be worked out – the purchase price; the question of who is going to bear the cost of preparing the deed and survey; should other abutters be given the opportunity to acquire all or some of it; etc. My advice to TPZ is to leave those issues to the Town Manager, and just consider the planning implications of the Town disposing of this property, if any.

I have reviewed the current POCD to see if this land transfer poses any conflicts with its goals and strategies. I did not find any conflicts.

I recommend TPZ issue a favorable report.

cc:
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