

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

April 3, 2020

Alan Bongiovanni, LS
The Bongiovanni Group, Inc.
170 Pane Road
Newington, CT 06111

Dear Alan:

Re: Petition #07-20: Residential Subdivision at 68 Deming Street (“Peckham Farm”). Calvin Roger Peckham and Donna M. Peckham, owners; Calvin Roger Peckham, applicant; Bongiovanni Group Inc, 170 Pane Road, Newington CT, contact.

I have reviewed the plans submitted with the above-reference application. My comments are as follows. The Town Engineer will submit his comments separately.

1. Utilities and Improvement Plan (Section 6.3):

a. A sidewalk should be shown on one side of the street. Section 3.11 says that sidewalks on local residential streets are “as directed by the Commission”, and it is my recommendation that this street have a sidewalk. Sidewalks create communities. Sidewalks facilitate neighbors getting to know each other; they give children a safe place to learn to ride bicycles and to play games; they provide public space for small groups to meet and talk; etc.

b. Two street trees per lot need to be shown (Section 6.3.1.v).

2. Grading Plan (Section 6.6):

a. The Grading Plan shows that a significant amount of Lots 1 and 2 are areas of 15% or greater slope, resulting in a substantial amount of cut and fill. You should consider combining these two lots.

b. All lots are required to have a “useable” back yard, which is demonstrated by a 30 square foot area directly behind the house which does not exceed a 5% gradient. Please revise the Grading Plan to show a 30-foot square behind each house with a 5% or less slope.

3. Open Space Improvements (Section 3.9):

a. It is unfortunate that the existing subdivisions to the east and south do not contain any useable public open space that land from this subdivision could be added to, as authorized by Section 3.9, but so be it. However, I do recommend a conservation easement around the existing farm pond in the southeast corner of the development to protect the pond habitat. It has been the practice of the Conservation Commission to include the entire 100-foot upland review area as the conservation easement area, but that may be excessive here. I suggest you have the environmental specialists at Weston and Sampson evaluate the pond and propose an appropriate easement area.

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:
Roger and Donna Peckham
Town Engineer
file