

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: September 2, 2020
Subject: Petition #30-20: Zone Change from B, I, R-7 and R-12 to PD (Planned Development) at 33, 39 and 45 Spring Street; 96, 108, 112, 116, 120, 126 and 129 Willard Avenue; and 230 West Hill Road. Gibbs Oil Company, applicant; Kenneth R. Slater Jr., Esq., 225 Asylum Street, Hartford CT, contact.

Description of Petition #30-20:

This is a petition to change the zone for nine parcels on the east side of Willard Avenue between the CTfastrak station and Spring Street, and two parcels on the west side of Willard Avenue at the intersection with West Hill Street. The total area is 10 acres.

The current zoning is a mix of R-7 and R-12, Industrial, and Business zones. The desired zoning is Planned Development.

Staff Comments:

I have some understanding of the applicant's objective in applying for this zone change, but it's complicated and I don't want to speak for the applicant. I told the applicant's attorney to submit a letter explaining the project but I have not received it as of this writing. I will send it to the Commission by email as soon as I receive it.

The site is more than 500' from West Hartford so there is no requirement to refer this zone change to CRCOG. The deadline to open the public hearing is 65 days from September 9, and the Commission might want to use that time to discuss what, if any, additional information you want the applicant to submit at or before the public hearing.

cc:
Applicant
file

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