

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 17, 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 requested zoning is Planned Development.

Staff Comments:

I will withhold making any substantial comments until after the applicants have made their presentation, and members of the public have commented on it. I will simply say at this point that the application is substantially complete, in that they have submitted: (1) a narrative explaining the benefits of the zone change; (2) a map of the area to be changed; (3) a conceptual site plan showing how the east side of Willard *could* be developed if all of the individual property owners work together; and (4) a set of site plans showing how the Gibbs Oil property *will* be developed if the zone change is approved.

This area is identified in the new POCD as part of “Opportunity Area D – Newington Junction”. The POCD describes “Opportunity Areas” as

“areas of Newington where the locational attributes may have changed in a material way, and this presents a situation where the community can investigate and discuss possible land use options for the future in order to build on strengths, overcome weaknesses, seize opportunities, and address constraints.” (Page 47).

cc:
Applicant
file

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