

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: October 7, 2020
Subject: **Town Planner Report for October 14, 2020**

1. Status of Old Performance Bonds:

a. As requested at the last TPZ meeting, I asked the Town Attorney if he has any objection to refunding the circa-1978 performance bonds from “Hunter’s Lane” condominium (\$12,813) and “Horizon Hills” condominium (\$8,641) to them. He does not. I recommend TPZ vote to release these bonds.

b. I confirmed the address of the widow of the former owner of “Zag Machine”, and directed the Finance Department to send her the \$4,200.

c. The “MORETCO” bond for \$3,338 is somehow associated with the Manchester consulting firm of Milone & MacBroom. I contacted a planner colleague of mine who works there and asked her to see if they have any records of who this money belongs to. She is working on that.

d. I looked through the very old performance bond files that the Town Clerk said he had at the last meeting, but they are all old obsolete road bonds.

2. “Fee in Lieu of Sidewalks”:

I drafted a “fee in lieu of sidewalk” amendment to the zoning regulations, attached. This amendment does three things:

a. It deletes all of the random sidewalk requirements that are in some zones, but not others;

b. It clearly states the requirement to provide sidewalks at any new multi-family, institutional, or commercial development;

c. It gives TPZ the ability to allow a developer to pay a fee instead of provide sidewalks where appropriate. And by “where appropriate”, I recommend it depend on whether there are any sidewalks nearby currently, and whether sidewalks are not recommended in that neighborhood in the new POCD.

3. POCD Printing Update: The new POCD is in your agenda packet.

cc:
file

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