

TOWN OF NEWINGTON
**TOWN PLAN AND ZONING COMMISSION
SPECIAL MEETING**

January 22, 2020 - 6:00 P.M.

Town Hall - Conference Room L100

AGENDA

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND SEATING OF ALTERNATES
- III. NEW BUSINESS

- A. Review And Discuss First Draft POCD

Documents:

[TP MEMO RE POCD 22JAN2020.PDF](#)
[COMPARISON.PDF](#)
[SCHEDULE REVISED 16JAN2020.PDF](#)

- IV. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes)
 - V. ADJOURN

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: January 16, 2020
Re: **Plan of Conservation and Development (POCD) Update**

Planning Consultant Glenn Chalder will be at this meeting to review the First Draft with TPZ. If you did not receive your copy at the last meeting, let me know and I will give it to you on Wednesday.

As requested I prepared a brief outline comparing the content of the old POCD with the new one (attached). Also attached is a spread sheet with the remaining dates in the adoption process.

cc:
file

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Comparison of Current POCD and First Draft POCD

OLD POCD				NEW POCD		
<u>Chapter</u>	<u>Item</u>	<u>Description</u>	<u>Page in Old POCD</u>	<u>Chapter</u>	<u>Item</u>	<u>Page in New POCD</u>
<u>1</u> Introduction	Overview		1	<u>1</u> Introduction	POCD process	1
	Trend and Opportunities		1		POCD organization	5
	Vision Statement		2		Vison Statement	4
	Purpose of Plan		3			
	Authority for the Plan		3		Excerpt from Sec. 8-23	2
	Using the Town Plan		4		Using the Town Plan	6
<u>2</u> Conditions and Trends	Overview		5	<u>2</u> Conditions and Trends	Overview	7
	History of Newington		5		History of Newington	7
	People of Newington	demographics	6-7		People of Newington	8-10
	Housing in Newington	affordability; stock	8		Housing in Newington	12-13
	Economy of Newington		9		Economy of Newington	11
	Land Use in Newington	%-age of different types; types of "open space";	10		Land Use in Newington	14
	"	land use map	11		land use map	15
	Zoning in Newington	description of different zones; sub-categories of zones.	12		Zoning in Newington	16
		zoning map	13		zoning map	17
Plan Approach	organization of POCD	14	Fiscal Overview	18		
				<u>3</u> Community Input	Overview	19
					What People are Proud Of	19
					What People are Sorry About	21
					Issues/Priorities	22-24

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<u>Chapter</u>	<u>Item</u>	<u>Description</u>	<u>Page in Old POCD</u>	<u>Chapter</u>	<u>Item</u>	<u>Page in New POCD</u>
<u>3</u>	Overview		15	<u>4</u>		
<u>Conservation Strategies</u>	Natural Resources	NR goals and strategies	16	<u>Natural Resources</u>	Discussion	25-26
	"	Natural Resources map	17		Natural Resources map	27
	Open Space and Greenways	OS goals and strategies	18	<u>5</u>	Discussion	29-30
		open space map	19	<u>Open Space</u>	open space map	31
	Community Assets	"things which contribute to the overall character of Newington"	20			
		CC goals and strategies			OS policies and action steps	32
		community character map	21			
				<u>6</u>		
<u>4</u>	Overview		23	<u>Community Character</u>	Discussion	33-34
<u>Development Strategies</u>	Community Character	goals and strategies	24		CC policies and action	36
		community plan map	25		community character map	35
	Opportunity Sites	sites whose development or preservation promote the goals of the POCD.	26			
		goals and strategies	26			
		opportunity sites map	27	<u>7</u>		
				<u>Sustainability/ Resiliency</u>	Discussion	37-39
					SR policies and action	40
				<u>8</u>	Discussion	41-48
	Town Center	goals and strategies	28-31	<u>Newington Town Center</u>	TC policies and actions	40
		Town Center maps	29		Town Center maps	49

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				<u>9</u>		
				<u>Opportunity Areas/Sites</u>	Discussion	51
					A - Newington Town Center	51
					B - Future Train Station	52-53
					C - West Cedar Street	54
					D - Newington Junction	55
					E - Berlin Turnpike	56
					F - Town Center East	56
					opportunity sites map	57
					OS policies and actions	58
				<u>10</u>		
				<u>Economic Development</u>	Discussion	59
	Business Development	goals and strategies	35-38		ED policies and actions	60-62
		business development map	37		business development map	61
				<u>11</u>		
				<u>Residential Development</u>	Discussion	63-70
	Residential Development		32		Strategies to Create Affordable Housing	65
					residential development map	69
		residential development map	33		RD policies and actions	70
		goals and strategies	32-34			
				<u>12</u>		
<u>5</u>	Overview		39	<u>Community Facilities</u>	Discussion	71-72
<u>Infrastructure Strategies</u>	Community facilities:	community facilities map	41		community facilities map	73
	Government center	strategies	40		CF policies and actions	74
	Education	strategies	42			
	Park and Recreation	strategies	42			
	Overall Maintenance	strategies	43			
	Public Works	strategies	43			

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	Community services	strategies	43			
	Transportation	goals and strategies	44-46	<u>13</u>	Discussion	75-78
		transportation map	45	<u>Vehicular Transport</u>	VT policies and actions	80
	Utility Infrastructure	goals and strategies	47-48		road classification map	79
				<u>14</u>	Discussion	81-82
				<u>Pedestrian, Bicycle and Transit</u>	pedestrian map	83
					bicycle map	84
					transit and rail map	85
					PB&T policies and actions	86
				<u>15</u>	Discussion	87-91
				<u>Utility Infrastructure</u>	UI policies and actions	92
<u>7</u>	Overview		53	<u>16</u>	Discussion	93
<u>Implementation</u>	Tools and Strategies		54	<u>Implementation</u>	Implementation Tools	94-99
					IS policies and actions	100
<u>6</u>	Overview		49	<u>17</u>	Discussion	101
<u>Future Land Use Plan</u>	Consistency with State Growth Principles	legal requirement of all POCD's	50	<u>Conclusion</u>	Consistency with State Growth Principles	104
		future land use map	51		Consistency with State Plan	103
	Consistency with State and Regional Plans	legal requirement of all POCD's	52		Consistency with Regional Plan	102

POCD ADOPTION SCHEDULE

Action	Proposed Date	Statutory Deadline			
Discuss how much of 2020 plan was ever implemented.					
TPZ discussion of BB1-16 and old POCD					
First Draft delivered to Craig for distribution.	Jan. 8				
TPZ discuss First Draft.	Jan. 8				
TPZ continue to discuss First Draft, with Glenn.	Jan. 22				
Second Draft delivered to Craig for distribution	Jan. 29				
TPZ discuss Second Draft	Feb. 12				
Public Information Meeting	Feb. 26				
Post mortem of PIM, with Glenn.	Mar. 11				
Final Revisions per PIM, approved by TPZ.	Mar. 25				
Final Draft sent to Town Council	Mar. 26	Zero* minus 65 days			
("zero" = date of TPZ public hearing)					
"Approved" by Council					
Draft sent to CRCOG	Mar. 26	Zero minus 65 days			
Draft posted on website	Mar. 26	Zero minus 35 days			
Draft filed with Town Clerk	Mar. 26	Zero minus 35 days			
LN published		Zero minus 15/10 and 2			
Open Public Hearing	May 27	Zero			
Close Public Hearing	May 27	n/a			
Adopt	May 27				
Start making revisions	June 10				
Finish making revisions	June 24				
Adopt (if needed)	June 24				
Deadline to Adopt:		June 8			