

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

AUGUST 26, 2020 - 7:00 P.M.

This meeting will be presented as a Zoom Webinar/Meeting.  
Information on how to attend will be posted on the Town website at:  
<https://www.newingtonct.gov/virtualmeetingschedule>

---

**AGENDA**

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND SEATING OF ALTERNATES
- III. APPROVAL OF AGENDA
- IV. REMARKS BY COMMISSIONERS
- V. PUBLIC HEARING
  - A. Petition #19-19: Proposed Plan Of Conservation And Development 2020-2030. Town Plan And Zoning Commission, Applicant. Continued From August 12, 2020.  
<https://www.newingtonct.gov/DocumentCenter/View/7909/POCD-Proposed-For-Adoption>  
  
Documents:
    - [TP MEMO RE POCD 26AUG2020.PDF](#)
    - [CRCOG COMMENTS 13JUL2020.PDF](#)
  - B. Petition #21-20: Zoning Text Amendment (Sec. 5.3; 6.1; 6.10; 6.15; 7.4; And 9.2) To Revoke The Low Impact Development (LID) Regulations. Town Plan And Zoning Commission, Applicant.  
  
Documents:
    - [TP MEMO LID ZONING RESCIND 26AUG2020.PDF](#)
    - [DRAFT TPZ REGS MINUS LID 16JUN2020.PDF](#)
    - [CRCOG COMMENTS.PDF](#)
  - C. Petition #22-20: Subdivision Text Amendment (Sec. 2.0, 3.0, And 6.0: Low Impact Development Regulations). Newington TPZ, Applicant.  
  
Documents:
    - [TP MEMO LID SUBDIV RESCIND 26AUG2020.PDF](#)
    - [DRAFT SUBDIV REGS MINUS LID 16JUN2020.PDF](#)
- VI. NEW BUSINESS
  - A. Petition #24-20: Zoning Text Amendment (Sec. 3.22.1.C) Regarding Commercial Vehicles In Residential Zones. Town Plan And Zoning Commission, Applicant.

Documents:

[TP MEMO RE COMMERCIAL VEHICLES 24AUG2020.PDF](#)  
[DRAFT CHANGES TO COMMERCIAL VEHICLE REGS 30JUL2020 - CLEAN.PDF](#)

VII. OLD BUSINESS

VIII. PETITIONS FOR PUBLIC HEARING SCHEDULING

- A. Petition #28-20: Non-Profit Event (Sec. 3.2.7) At 401 New Britain Avenue. Newington United Methodist Church, Owner; Newington Chamber Of Commerce, Applicant; Deanna Reney, 171 Market Square #101, Newington CT, Contact.

Documents:

[TP MEMO 28-20 CHAMBER EVENT SPT 26AUG2020.PDF](#)  
[APPLICATION 28-20 CHAMBER EVENT SPT.PDF](#)

IX. COMMUNICATIONS

- X. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes. Use The Zoom "Raise Hand" Function)

XI. REMARKS BY COMMISSIONERS

XII. CLOSING REMARKS BY THE CHAIRMAN

XIII. 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:** August 14, 2020  
**Re:** Petition #19-19: Proposed Plan of Conservation and Development 2020-2030.  
Town Plan and Zoning Commission, applicant.

---

I have no new information on this item. The public hearing was opened on July 22, 2020 and continued to August 12, 2020 because TPZ was concerned over the lack of citizen participation, and was continued again to August 26, 2020 give the Newington Town Council one final opportunity to submit comments, if desired.

The deadline to adopted the new POCD is September 8, 2020. That is with the extension made available by Executive Order 7I. If the adoption takes place after that, it will impact Newington's ability to apply for State grants, such as the STEAP program.

cc:  
file

Phone: (860) 665-8575 Fax: (860) 665-8577  
cminor@newingtonct.gov  
www.newingtonct.gov

July 13, 2020

**TO:** NEWINGTON PLANNING AND ZONING COMMISSION

**REPORT ON POCD REFERRAL POCD-2020-3: Comprehensive update to the Town's Plan of Conservation and Development**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-23 (h)(4) of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflicts with regional plans and policies, the growth management principles of the State Plan of Conservation and Development, plans of conservation and development of other municipalities in the region, or the concerns of neighboring towns. We commend the Town and would further encourage reducing parking requirements as well as exploring shared regional services where appropriate. Staff also commends incorporation of complete streets in the POCD and commits to working with Newington on regional bicycle planning efforts and adoption of a complete streets policy. The Town may find the Sustainable Land Use Code Project Model Regulations helpful regarding affordable housing, accessory dwelling units, and appropriate transit-oriented development densities. This code can be found at <http://crcog.org/2016/04/28/sustainable-land-use-regulation-project-crcog-model-land-use-regulations/>.

The public hearing date has been scheduled for 7/22/2020.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Caitlin Palmer.

**DISTRIBUTION:** Planner: Rocky Hill, Wethersfield, Hartford, West Hartford, Farmington, New Britain, Berlin

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Caitlin Palmer  
Senior Community Development Planner

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP  
Date: August 14, 2020  
Subject: **Petition #21-20: Zoning Text Amendment (Sec. 5.3; 6.1; 6.10; 6.15; 7.4; and 9.2: Low Impact Development Regulations). Newington TPZ, applicant.**

---

At the TPZ meeting on May 27, 2020 the consensus was to remove the LID requirements from the zoning regulations entirely, rather than just eliminate the “retrofit” requirement.

The proposed amendment will restore the zoning regulations to the way they were prior to the adoption of LID in 2014. Site plans will only be required to ensure that the rate of stormwater runoff is no greater after development than prior to development and provide some water quality treatment, which was the standard before LID. Site plans will be permitted to achieve that through conventional detention basins and underground detention structures.

Please keep in mind that the LID regulation contains the provision that an applicant is only required to comply with LID “to the maximum extent practicable”. The staff has always been cooperative with applicants’ consulting engineers and has in effect waived strict compliance with the regulations wherever the soil conditions warranted, which is most cases. In my opinion the original idea to rescind the “retrofit” requirement is a better way to make the LID regulation more “business friendly” and still protect the water quality of Newington’s rivers and streams.

The proposed amendment was referred to CRCOG as required by state law. The comment from CRCOG is as follows:

The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no conflict with the concerns of neighboring towns.

However, CRCOG does not support the removal of low impact development regulatory language in its entirety as that conflicts with multiple goals and policies of the regional Plan of Conservation and Development that specifically call for encouragement of integration of such principles in local regulations. The conflicting CRCOG goals include but are not limited to:

Phone: (860) 665-8575 Fax: (860) 665-8577  
townplanner@newingtonct.gov  
www.newingtonct.gov

Revise Zoning and Subdivision Regulations to Address Local and Regional Land Use Concerns, Increase Sustainable Redevelopment and Infill Development Efforts, and Grow and Develop in Harmony with Natural Resources.

Additionally, this appears to conflict with the Town's own POCD policies for Natural Resource Strategies that was just submitted for review.

As requested by Town Council liaison Gail Budrejko, this memo and the draft amendment will be sent to the Conservation Commission for their information.

cc:  
Town Engineer  
Conservation Commission  
file

**PROPOSED AMENDMENT TO ZONING REGULATIONS:  
DELETE "LOW IMPACT DEVELOPMENT" REQUIREMENTS**

[new text is shown in **bold underline**; text to be deleted is shown in **~~bold strikethrough~~**]

**Section 5.3 Procedures and Requirements for Site Plans**

5.3.4 Contents of a Site Plan:

3. Topographic and Utility Map: A map drawn to a scale of 1" = 40', see "C. Plot Plan), in addition to the requirements of the Plot Plans, show the following:
  - F. Proposed storm drainage system, showing all ~~low impact development~~ **proposed** techniques (such as swales, rain gardens, infiltration trenches, etc.) and any structural measures (such as catch basins, end walls, manholes, lengths and sizes of pipes, with invert elevations of each inlet and outlet).

**Section 6.1 Street Parking and Loading Regulations**

6.1.3 Landscape Requirements

- A. Not less than 10% of the interior of a parking lot containing five or more parking spaces shall be landscaped with trees and continuously maintained. For large retail developments in excess of 40,000 sq. ft. of gross floor space not less than 15% of the interior of the parking area shall be landscaped.
- B. Planting along the perimeter of a parking area, whether for screening, landscaping buffering, or stormwater management (~~including low impact development techniques~~), will not be considered part of the 10% interior landscaping.
- C. Where a parking area abuts the buildings on the subject property, the adjacent border plantings are not considered part of the interior landscaping.
- D. Planting beds shall have an area of not less than 25 square feet, excluding curbing.
- E. Planting beds must be distributed as evenly as possible throughout the parking area.
- F. The parking lot landscaping plan shall show a satisfactory method of storm drainage and planting beds shall be protected by curbing. ~~Such planting beds may, with approval of the Commission, be used for stormwater management (including low impact development techniques) and the requirement for curbing may be modified or eliminated in such situations.~~
- G. The parking lot landscaping plan shall be drawn to scale, and shall show the plant list giving common names, caliper, height, eventual spread, the quantity of each and, when appropriate, the spacing. ~~Unless modified by the Commission in order to enhance stormwater management (including low impact development techniques) at a specific location, planted shrubs shall not be less than 18" to 24" in height and trees 2 ½" caliper at breast height. (Effective 12-01-01)~~
- H. Ground cover alone is not acceptable. Trees selected will be checked for suitability in regard to eventual spread and adaptability to drainage, soil and climate conditions.
- I. Preparation of beds for trees shall be specified. Mulched planting beds shall be provided around all trees and shrubs.

- J. Gravel or stone shall not be used for ground cover unless approved by the Commission ~~for stormwater management purposes (including low impact development techniques)~~ and only when suitably contained within the intended area.
- K. Trees and bushes planted within 5 feet of any parking area shall be of a variety capable of withstanding salt damage.
- L. Whenever possible, existing trees shall be saved by appropriate welling or mounding.
- M. In order to ~~promote the use of low impact development techniques~~ **improve ground and surficial water quality**, the applicant is encouraged to integrate water infiltration areas and water retention areas within the overall design of the parking lot.

## Section 6.10 Green Space, Landscaping and Buffer Requirements

### 6.10.1 Minimum Landscaped Area

Notwithstanding other portions of this regulation, no development shall be permitted in any zone which does not leave a minimum landscaped area of at least 10 percent of the total lot area free of any building, impervious surface material or other structures. Land in the front, side and rear setback areas shall not count toward the minimum landscaped area. Such minimum landscaped areas shall be planted with grass, moss, ground cover or trees in such a way as to allow natural percolation of rainwater and not to interfere with adequate drainage of rainwater from surfaced or built-up portions, and to promote proper environmental design, ~~including the implementation of low impact development techniques.~~

### 6.10.4 Berlin Turnpike

On the Berlin Turnpike, the front yard green space and landscape area is most important to the public interest for the preservation and enhancement of property values, ~~the implementation of vegetative low impact development techniques~~, and the control of traffic function and reduction of hazards.

### 6.10.5 Buffers

Where buffer areas are required elsewhere in this regulation, the following standards shall be met:

- ~~B.~~ A buffer area shall be not less than 25 feet in width and planted with evergreens no fewer than 2 rows nor further than 15 feet apart, with trees planted no more than 15 feet apart along each row, staggered to provide maximum screening, and using trees not less than 5 feet in height at time of planting. Suitable existing tree cover may be substituted. When the proposed new development abuts existing Town-owned open space or a designated greenway, the minimum buffer area shall not be less than 50 feet in width. Suitable existing tree cover may be substituted when approved by the Commission. (Effective 3-4-2011) ~~Where authorized by the Commission, the buffer area may be used for stormwater management and implementation of vegetative low impact development techniques.~~

**Section 6.15 Stormwater Management (Effective 3/14/14, Revised 2/25/15 and 6/22/16)**

**6.15.1 Applicability**

**Every application shall provide for a stormwater management system, including low impact development techniques, as specified in this section.**

**6.15.2 Residential Lots**

**Any new construction or development on a residential lot shall be exempt from conformance with the Low Impact Development and Stormwater Manual for the Town of Newington. (effective June 22, 2016)**

**6.15.3 New Construction or Redevelopment**

**1. Any other new construction resulting in more than 1,200 square feet of unreviewed surface area shall demonstrate conformance with the applicable standards for stormwater management as specified in Section 2.1 of the Low Impact Development and Stormwater Manual for the Town of Newington listed below. "Unreviewed surface area" shall mean any roof, pavement, lawn, or landscaped area that produces stormwater runoff and has not been previously reviewed by Town staff.**

**A. Standard 1 – Use of Low Impact Development to Reduce Stormwater Runoff and Pollutants (maximum extent practicable standard).**

**B. Standard 2 – Peak Flow Control and Flood Protection.**

**C. Standard 3 – Construction Erosion and Sediment Control.**

**D. Standard 4 – Operation and Maintenance.**

**E. Standard 5 – Redevelopment.**

**2. Any redevelopment of a parcel less than four acres in size shall be exempt from the provisions of Standard 5 – Redevelopment as specified in Section 2.1 of the Low Impact Development and Stormwater Manual for the Town of Newington mentioned above. "Redevelopment" shall mean development following the demolition of an existing building.**

**6.15.4 Interior Renovation and Change of Use**

**Interior renovation of an existing building and/or change of use within an existing building shall only be required to conform to Section 2.1 of the Low Impact Development and Stormwater Manual for the Town of Newington when:**

**A. Such interior renovation or change of use includes an increase in impervious surface area of 600 square feet or more, or**

**B. Such interior renovation or change of use results in a requirement for more parking spaces.**

Section 7.4 Design Standards, Site Plan Check List

The Commission shall use the following standards of the review of plans submitted to the Commission for review and action pursuant to Section 5.3 of these Regulations. The construction of any improvements shown on any such plan shall be in accordance with these standards.

7.4.1 Design Manual and Construction Standards

~~A. The “Low Impact Development and Stormwater Manual for the Town of Newington” shall be used as a design manual for stormwater management.~~

7.4.7 Elevations, Grades, Existing and Proposed

- A. All elevations are to be on North American Vertical Datum, NAVD 88.
- B. Contour lines are required on all plans or maps. Both the existing ground and the proposed finish grading must be shown and clearly labeled as to each type. Contour lines shall be shown at an interval of 2 feet, except where area is almost level (less than 1%). On level areas, "spot" elevations may be used. Contour lines must extend at least 50 feet into adjacent properties to depict actual conditions. Existing contours in excess of fifteen (15%) percent gradient and rock outcroppings shall be identified by shading the area that meets this criterion. (Effective 3-4-2011)
- C. ~~Unless modified by the Commission in order to implement low impact development techniques, minimum~~ **Minimum** continuous slope across grass shall be 1%; minimum slope across pavement shall be 0.6%; and maximum slope across parking lot shall be 5%. The minimum and maximum slope requirements may be modified the Commission by a two-thirds vote to allow a more effective LID (low impact development) design. To be eligible for such a modification the site must possess severe topography.
- D. Show existing and proposed ground elevations for finishing grading at all corners of buildings and structures except for individual residences.

7.4.9 Sidewalks and Curbs

- A. Public Streets
  - 1. All sidewalks and curbs in public streets shall be constructed to the standards of the Town of Newington.
  - 2. All sidewalks shall be made of concrete or pervious concrete or pervious pavers or other materials acceptable to the Town, be at least 4 feet wide, and designed in accordance with the Town's construction standards and the American with Disabilities Act.
  - 3. ~~The requirement for curbing on a public street may be waived by the Commission by a two-thirds vote to allow a more effective LID (low impact development) design. To be eligible for such a waiver the site must possess environmental features that would be protected or enhanced by the waiver.~~

B. Private Property

1. Curbing in commercial developments shall be concrete or granite for entrance and exit drives and parking islands.
2. A 6" continuous bituminous curb is required on the perimeter of all private parking lots.
3. ~~For a development approved by the Commission as a site plan or special permit, the requirement for curbing in a private parking area may be modified or waived by the Commission by a two-thirds vote to allow a more effective LID (low impact development) design. To be eligible for such a waiver the site must possess environmental features that would be protected or enhanced by the waiver.~~
4. ~~For other development not requiring approval by the Commission, the requirement for curbing in a private parking area may be waived by the Town Engineer to allow a more effective LID (low impact development) design. To be eligible for such a waiver the site must possess environmental features that would be protected or enhanced by the waiver.~~
5. Curbing is not required for parking space adjacent to driveway for individual residences.

7.4.13 Storm Drainage

All work shall be done in accordance with *Town of Newington Low Impact Development and Stormwater Manual Stormwater Drainage Manual* specifications. Hydraulic calculation must be submitted to the Town Engineer at the time of application for site plan development.

Section 9.2 Definitions

~~**LOW IMPACT DEVELOPMENT TECHNIQUES:** The application of site design and stormwater management (such as, but not limited to, infiltration of rainwater, treatment of stormwater runoff, and runoff attenuation) in order to mimic the hydrologic conditions associated with an undeveloped site. Such techniques may be found in the Low Impact Development and Stormwater Manual for the Town of Newington (2013, as amended), the Connecticut Stormwater Quality Manual (2004, as amended), the Low Impact Development Appendix to the Connecticut Stormwater Quality Manual (2011, as amended), or other sources acceptable to the Commission.~~

August 6, 2020

**TO:** NEWINGTON PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2020-54: Proposed zoning amendment pertaining to the removal of low impact design language for stormwater control.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no conflict with the concerns of neighboring towns. However, CRCOG does not support the removal of low impact development regulatory language in its entirety as that conflicts with multiple goals and policies of the regional Plan of Conservation and Development that specifically call for encouragement of integration of such principles in local regulations. The conflicting CRCOG goals include but are not limited to: Revise Zoning and Subdivision Regulations to Address Local and Regional Land Use Concerns, Increase Sustainable Redevelopment and Infill Development Efforts, and Grow and Develop in Harmony with Natural Resources. Additionally, this appears to conflict with the Town's own POCD policies for Natural Resource Strategies that was just submitted for review.

The public hearing date has been scheduled for 8/12/2020.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Caitlin Palmer.

**DISTRIBUTION:** Planner: Rocky Hill, Wethersfield, Hartford, West Hartford, Farmington, New Britain, Berlin

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Caitlin Palmer  
Senior Community Development Planner

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP  
Date: August 14, 2020  
Subject: **Petition #22-20: Subdivision Text Amendment (Sec. 2.0, 3.0, and 6.0: Low Impact Development Regulations). Newington TPZ, applicant.**

---

At the TPZ meeting on May 27, 2020 the consensus was to remove the LID requirements from the subdivision regulations entirely, rather than just exempt small subdivisions.

The proposed amendment will restore the subdivision regulations to the way they were prior to the adoption of LID in 2014. Subdivisions will be required to ensure that the rate of stormwater runoff from the site post-development is no greater than the rate of runoff prior to development, which was the standard before LID. Subdivisions will be permitted to achieve that through conventional detention basins and underground detention structures.

There is no requirement to refer subdivision regulations to CRCOG.

As requested by Town Council liaison Gail Budrejko, this memo and the proposed amendment will be sent to the Conservation Commission for their information.

cc:  
Town Engineer  
Conservation Commission  
file

Phone: (860) 665-8575 Fax: (860) 665-8577  
townplanner@newingtonct.gov  
www.newingtonct.gov

**PROPOSED AMENDMENT TO SUBDIVISION REGULATIONS:  
DELETE “LOW IMPACT DEVELOPMENT” REQUIREMENTS**

[new text is shown in **underline**; text to be deleted is shown in ~~bold strikethrough~~]

SECTION 2.0 DEFINITIONS

~~**2.6 Low Impact Development Techniques** The application of site design and stormwater management (such as, but not limited to, infiltration of rainwater, treatment of stormwater runoff, and runoff attenuation) in order to mimic the hydrologic conditions associated with an undeveloped site. Such techniques may be found in the Low Impact Development and Stormwater Manual for the Town of Newington (2013, as amended), the Connecticut Stormwater Quality Manual (2004, as amended), the Low Impact Development Appendix to the Connecticut Stormwater Quality Manual (2011, a amended), or other sources acceptable to the Commission.~~

SECTION 3.0 DESIGN REQUIREMENTS

~~**3.6.13 Street Curbs** Except where modified or waived by the Commission in order to implement low impact development techniques, curbs~~ Curbs are required on all streets and shall meet the requirements set forth in the Standard Specifications attached to these regulations.

3.6.18 Street Design for New Subdivision Streets

<b>Cul-De-Sac Type</b>	<b>Minimum R.O.W. Radius (Feet)</b>	<b>Minimum Pavement Radius (Feet)</b>	<b>Minimum Grade (%)</b>	<b>Maximum Grade (%)</b>	<b>Curbing Type (A)</b>
Permanent Residential (B)	55	45	1.5%	5%	Granite
Permanent Commercial (B)	80	70	1.5%	3%	Granite
Temporary	40	40	1.5%	10%	Bit. Lip

**Notes:**

- \* Except in the Town Center Business District -- Granite is required.
- (A) The Town Plan and Zoning Commission may vary the requirement for curbing and/or the type of curbing depending on the existing situation **and** the recommendation of the Town Engineer, ~~and the overall desire to implement low impact development techniques.~~
- (B) The Commission may authorize the installation of a landscaped center island

### 3.7 Drainage and Storm Water Improvements

3.7.1 Responsibility ~~The developer shall be responsible for constructing adequate facilities, including the implementation of low impact development techniques, for the control, collection, conveyance and acceptable disposal of stormwater, other surface water and subsurface water, whether originating within the subdivision area or in a tributary drainage area. The developer shall be fully responsible for constructing adequate facilities for the control, collection, conveyance and acceptable disposal of storm water, other surface water and subsurface water, whether originating within the subdivision area or in a tributary drainage area. All drainage facilities shall be designed by a professional engineer registered in the State of Connecticut and be subject to the approval and final acceptance of the Town Engineer. Should field conditions warrant additional drainage installation the Town Engineer may require this work without plan modifications.~~

3.7.2 Regulatory Standards ~~The applicable standards for stormwater management shall be as specified in Section 2.1 of the Low Impact Development and Stormwater Manual for the Town of Newington:~~

- a. ~~Standard 1 – Use of Low Impact Development to Reduce Stormwater Runoff and Pollutants (maximum extent practicable standard).~~
- b. ~~Standard 2 – Peak Flow Control and Flood Protection.~~
- c. ~~Standard 3 – Construction Erosion and Sediment Control.~~
- d. ~~Standard 4 – Operation and Maintenance.~~
- e. ~~Standard 5 – Redevelopment.~~

3.7.3 Improvement Standards ~~Such drainage and stormwater improvements shall be designed, constructed and maintained in accordance with the Low Impact Development and Stormwater Manual for the Town of Newington adopted by the Commission.~~

SECTION 6.0 SUBDIVISION PLAN APPLICATION SUBMISSION REQUIREMENTS

6.3 Utilities and Improvement Plan A Utilities and Improvement Plan shall be submitted drawn to the same scale as the Record Subdivision Plan and shall be prepared by and bear the seal, imprint and signature of a Professional Engineer, licensed to practice in the State of Connecticut, certifying that the "The Subdivision Regulation of the Town of Newington area a part of this plan and approval of the plan is contingent on compliance with all requirements thereof." One final mylar reproducible Utilities and Improvement Plan map approved by the Commission and signed by the Chairman or Secretary shall be filed in the Engineering Department. This map shall bear the seal, imprint and signature of the developer's professional engineer.

The Utilities and Improvement Plan map shall contain the following information:

- a. All lot lines (with accurate bearings and distances).
- b. The width of all streets, rights of way and easements.
- c. Location, size, design specifications (including rate of slope and flow line elevations at inlets, outlets, structures and grade changes), and construction details for the existing and proposed storm drainage systems **showing:-**
  - i. **low impact development techniques, and**
  - ii. **conventional drainage facilities.**
- d. Location, width and type of existing and proposed sidewalks.
- e. Location of all existing and proposed public sanitary and water supply utilities, fire hydrants, monuments, manholes, catch basins and special structures showing flow line elevations where applicable.

# 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:** August 13, 2020  
**Subject:** **Commercial Vehicles in Residential Zones**

---

I have no additional information on this proposed amendment.

cc:  
file

Phone: (860) 665-8575 Fax: (860) 665-8577  
cminor@newingtonct.gov  
www.newingtonct.gov

## PROPOSED AMENDMENTS TO “COMMERCIAL VEHICLE” ZONING REGULATIONS

### Section 3.22 Accessory Structures and Uses Permitted in Residential Zones

#### 3.22.1 Accessory Structures and Uses Permitted

##### C. Commercial Vehicles (effective XX-XX-2020):

1. One commercial vehicle not exceeding 15,000 pounds gross vehicle weight and a cargo area not exceeding 200 square feet customarily used by the resident for transportation is permitted for each dwelling unit. Such vehicle shall be parked either in the driveway or on some other suitable paved area in the side or rear yard.
2. “Commercial Vehicle” is any motorized vehicle used to carry, deliver, handle or transport goods in the conduct of business, profession, or trade. Commercial vehicles include:
  - a) Step vans, pickup trucks, cargo vans, box trucks, flat bed or stake bed trucks.
  - b) Any vehicle outfitted with a backup alarm shall be deemed a commercial vehicle.
3. Vehicles permitted to be kept at a residential property in accordance with Section C.1 do not include:
  - a) Heavy-duty earth moving equipment, cement mixers, trenching pipe laying equipment or other similar type of construction equipment.
  - b) Buses, semi-trailers, tractor trailers, dump trucks, and wreckers.**
4. Personal vehicles used for the transportation of handicapped person(s) shall be exempt.
5. See Section 3.4.8 to obtain TPZ permission for a second commercial vehicle or for a vehicle that does not comply with Paragraph 3 of this Section.

### Section 3.4 Special Permits Allowed in All Residential Zones

The following uses are declared to possess such special characteristics that each must be considered a special permit. They may be permitted by the Commission in any residential zone, subject to the following conditions and the provisions of Sections 5.2 and 5.3.

- 3.4.8 A second commercial vehicle as defined in Section 3.22.1C, or one vehicle that does not comply with Section 3.22.1C.

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Plan and Zoning Commission

To: Town Plan and Zoning Commission  
From: Town Planner Craig Minor, AICP  
Date: August 13, 2020  
**Subject:** Petition #28-20: Non-Profit Event (Sec. 3.2.7) at 401 New Britain Avenue. Newington United Methodist Church, owner; Newington Chamber of Commerce, applicant; Deanna Roney, 171 Market Square #101, Newington CT, contact.

---

### **Description of Petition #28-20:**

The Newington Chamber of Commerce would like to conduct a “Drive-In Movie Night” on the parking lot of the Methodist Church on the corner of New Britain Avenue and Church Street on September 26, 2020. This activity requires a special permit.

### **Staff Comments:**

I recommend the public hearing be scheduled for September 9, 2020.

cc:  
file

Phone: (860) 665-8575 Fax: (860) 665-8577  
townplanner@newingtonct.gov  
www.newingtonct.gov



TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: Newington United 401 New Methodist Church Britain Ave ZONE: R-12

APPLICANT: Newington Chamber of Commerce TELEPHONE: 860-666-2089

ADDRESS: 171 Market Square #101 EMAIL: office@newingtonchamber.com

CONTACT PERSON: Deanna Roney - President TELEPHONE: 860-748-8720

ADDRESS: 110 Grandview Drive Newington EMAIL: Deanna.Roney@gmail.com

OWNER OF RECORD: Deanna Roney

**THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):**

- Zoning Map Change from the \_\_\_\_\_ Zone to the \_\_\_\_\_ Zone (Public Hearing required).
- Zoning Text Amendment to Section \_\_\_\_\_. *A copy of the proposed amendment and the reason for amendment is attached* (Public Hearing required).
- Subdivision (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
- Resubdivision (Public Hearing required). (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- Special Permit per Section 3.2.7 of the Zoning Regulations. **Explanation of the proposed activity is attached** (Public Hearing required).
- Site Plan Approval or Site Plan Modification (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- Other (describe in detail, or attach): \_\_\_\_\_

SIGNATURE:

	<u>8/11/2020</u>		<u>8/11/2020</u>
APPLICANT	DATE	PROPERTY OWNER	DATE

**INCOMPLETE APPLICATIONS WILL NOT BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES BUT IS NOT LIMITED TO: APPLICATION FORM; APPLICATION FEE; SITE PLANS (IF APPROPRIATE) SHOWING LID; WATERSHED ANALYSIS (FOR SITE PLANS); NARRATIVE DESCRIPTION (IF APPROPRIATE).**

# **Newington Chamber of Commerce Drive-In Movie Fundraiser**

Saturday, September 26, 2020

6pm-10pm

Location: United Methodists Church/ The Chapel 401 New  
Britain Ave, Newington

This will be an important fundraiser for the Chamber as we will not be doing our annual Silent Auction in the fall which is our biggest fundraiser. We are hoping this is a fun town event and people can enjoy the weather while supporting the chamber.

Thank you!