

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: January 15, 2019
Subject: Town Planner Report for January 22, 2020

1. LID Subdivision Amendment:

At the last TPZ meeting the Commission adopted the policy that residential subdivision of less than some small number and without a new street shall not have to comply with the LID subdivision regulations. In the parlance of Newington's LID regulations, any such subdivision will be presumed to have met the "to the maximum extent practicable" threshold.

To give future applicants the benefit of being able to read this policy in the subdivision regulations, I recommend the attached amendment.

cc:
file

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SUBDIVISION REGULATIONS

[Text to be deleted is shown in bold strikethrough; text to be added is shown in bold underline]

SECTION 3.0 DESIGN REQUIREMENTS

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 **where required by these regulations**, 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.

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. **Residential subdivisions with fewer than five new building lots, or with no new streets, shall be presumed to have met the “maximum extent practicable” requirement discussed in the *Low Impact Development and Stormwater Manual for the Town of Newington*.**