

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: March 26, 2020
Subject: Possible Amendments to LID Regulations

When the LID (“low impact development”) stormwater regulations were being written six years ago, one of the goals of the committee that wrote the regulations was to retro-fit all existing buildings and parking lots whenever possible. The LID regulations and the “Low Impact Development and Stormwater Manual” currently do this by forcing property owners to install LID measures (bio-swales, rain gardens, underground detention systems, etc.) at existing buildings and parking lots whenever the owner wants to add onto those buildings.

In hindsight, however, these goals may have been too ambitious. Not only does Newington have bad soil for infiltration, most of Newington’s commercial area is covered with impervious surface. Making a property owner tear up his parking lot to install bio-swales or underground detention galleys is not realistic, and it has probably had a chilling effect on building expansion in Newington.

I suggest TPZ consider amending the LID regulations to delete the “retro-fit” requirement. See attached.

cc:
Town Engineer
file

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