

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: May 19, 2020
Subject: Amendments to the Subdivision LID Regulations

This amendment to the subdivision regulations would codify a policy that TPZ informally adopted at the meeting on January 8, 2020.

Homeowners have long been exempt from LID when they want to build a garage or put an addition onto their house. But subdivision developers are required to create a stormwater management plan for their proposed subdivisions using LID techniques. That way, anyone who buys a lot in that subdivision does not have to worry about LID when designing their home – they just need to grade the lot per the approved subdivision plans.

At the January 8, 2020 TPZ meeting the Commission discussed this, and the consensus was that designing an LID stormwater management plan for small subdivisions puts an excessive burden on the developer. TPZ adopted an informal policy that night that small residential subdivisions with no new streets do not have to be LID.

This amendment will codify that policy, so future developers of small subdivisions know that their projects are exempt.

cc:
Town Engineer
file

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