

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 LID Regulations

When the LID (“low impact development”) stormwater regulations were being developed six years ago, one of the goals of the committee that oversaw them was to retro-fit all existing buildings and parking lots whenever possible. The LID zoning regulations and the companion LID Stormwater Manual do this by making property owners 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 poor 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 probably has had a chilling effect on building expansion in Newington.

The attached amendment to the LID zoning regulations to delete the “retro-fit” requirement.

cc:
Town Engineer
file

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