



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Those Listed Below
From: Keith Chapman, Town Manager
Date: June 30, 2020
Re: Economic Development

Since my return to Newington as its Town Manager, I have found that the Town's previous administration(s) have viewed Economic Development somewhat differently than I, while serving the Town as Town Manager during the 1990's. With many of the Town's Administrators, Technicians, Inspectors and Code Compliance staff members, new since my departure in 2001, the focus and purpose of these professionals appears to have strayed from the direction established during the massive explosion of development and investment in Newington, when Grand List growth dominated and Newington was a highly desirable place to invest and grow.

The lessening of the Grand List growth, coupled with the apparent loss of determining of the Town in continuing to move forward has stagnated the investment into the Town, with annual tax increases become the norm rather than the exception. Complaints from developers, investors, residents and business entities have become common with a perception that alternative sites outside Newington may be more desirable, with a significant slow-down in development and investment in our Town, over the last 18 years.

In the six months since my return to Town, I have become aware that we, as a community must become much more sensitive and cooperative in our delivery of services and our understanding of our roles with the Town viewed as the best place to locate and invest, with the Town staff, Boards and Commissions and perceptions favoring Newington, as opposed to a neighboring town or city. My view on this subject is that we must encourage and promote the Town, reducing roadblocks, unnecessary regulations, rules, and obstacles that result in delays and unnecessary expenditures for those seeking approvals.

The concept of working as a team, streamlining processes and understanding that we must be concerned about Grand List growth, reutilization of aging properties, working collaboratively as agencies representing the Town, and follow-up on any and all leads are critical for the Town's future, all must be working in unison.

Therefore, I am asking that all appropriate Town staff, Town Boards and Commission, the Chamber of Commerce and all existing property owners work with all interested parties to foster a new and more meaningful effort for the betterment of our Town. I ask all Boards and Commissions, working with our Town staff analyze how all of us can achieve the outcome that must be adopted moving forward.

It is great to be back, and let's all work together to bring Newington back to the limelight it once enjoyed.

Thank you and please do not hesitate to contact me if I can assist in anyway.

CC: Town Council
Board of Assessment Appeals
Building Code of Board of Appeals
Board of Education
CIP Committee
Chamber of Commerce
Conservation Commission
Economic Development Commission
Environmental Quality Commission
Joint Shared Services Commission
Library Board of Trustees
Newington Housing Authority
Newington Housing Needs Study
Open Space Committee
Town Planning & Zoning Commission
Zoning Board of Appeals