

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Town Planner

**To:** Town Plan and Zoning Commission  
**From:** Town Planner Craig Minor, AICP  
**Date:** September 17, 2020  
**Subject:** **Town Planner Report for September 23, 2020**

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1. “Fee in Lieu of Sidewalks”: Newington’s sidewalk requirements are frankly a hodgepodge. New construction of some types of businesses require sidewalks, but not others. New construction in some zones require sidewalks, but not in other zones. And to make it more complicated, sidewalks can be waived in some cases but not others. Similarly, sidewalks are mandated on some new subdivision streets, but not others, and where they are required, they can be waived. The developer who is able to persuade TPZ to waive his sidewalks lucks out over the developer who is not so fortunate.

What some towns do to level the playing field is have clear and rational sidewalk requirements, but where new sidewalks are not appropriate, the developer pays a “fee in lieu of sidewalks” into a sidewalk fund that the Town can only use to build new sidewalks elsewhere.

This was discussed at the last two Public Works Team staff meetings, and the consensus was that I should recommend TPZ adopt a “fee in lieu of sidewalks” policy. If TPZ is interested in this, I would be happy to present something for its consideration at the next meeting.

2. POCD Printing Update: The new POCD is at Image Ink for printing. I will probably deliver one to each Commissioner with the next TPZ agenda packet.

cc:  
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