

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Town Planner Renata Bertotti, AICP
Date: April 6, 2021
Subject: For Discussion re: Newington Junction TOD

Please review the attached map of the area for consideration. I would like to start the conversation by addressing the following fundamentals:

1. Uses:

Our Cedar/Fen TOD regulations allow:

- Mixed-use development, which will provide opportunities to live, work, shop, and/or be entertained within a single project, and when appropriate, in the same building.
- Dining and entertainment clusters.
- Bioscience, advanced manufacturing, aerospace engineering, information technology, and other advanced technologies.

Uses to consider:

Artisan industrial - a skilled craft worker who makes or creates functional or decorative objects partly or entirely by hand (for example furniture, decorative art, sculpture, clothing, food items, household items and tools and mechanisms such as the handmade clockwork movement of a watchmaker).

Artist studio

Banquet hall

Brewpub

Health care services/medical offices

Home occupations

Hotel

Indoor arts, recreation, and entertainment

Multiple-family dwelling

Elderly housing development

Outdoor dining

Places of assembly and schools

Professional offices

Recreation center

Retail sales and service, excluding package stores and except auto sales and services

Restaurant

A mix of any permitted uses

2. How do we regulate uses:

Special permit vs. permitted as of right:

Perhaps we could consider allowing as of right proposals for up to 10 dwelling units, restaurants seating 50 patrons or less, retail and office proposals of 5,000 or less and require special permit for uses that exceed such thresholds.

Should we require mixed use or should we consider allowing standalone multi-family residential uses?

3. Street access:

If more than X (10?) dwelling units or set gross floor area (5,000 sq. ft.?) of commercial use – the development must have an access drive of 50 ft. for a ROW and 28 ft of paved access? We could also not do this and use our normal access street / driveway standards.

4. Setbacks:

Min 15 ft to the internal 'street' (access drive)

Min 25 ft to Willard (if the properties abutting Willard are part of the overlay zone)

Min 35 ft to existing single family residential zone

Min 15 ft to Fastrack parcel boundary.

5. Building Height:

We currently allow 3 stories / 45' in this area. Perhaps we could consider allowing 4 stories like we do in PD?