

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: February 15, 2022
Subject: **Petition #51-21, Zoning Text Amendment (Sec. 7.4.6) to modify site plan checklist design standards for driveway and parking, Applicant and Contact: Newington TPZ.**

We are proposing an amendment to the Town of Newington Zoning Regulations to modify the Section 7.4.6 of Newington zoning regulations to:

1. Provide for a greater clarity with regards to our driveway width requirements by amending the Section 7.4.6 C:

Currently Section 7.4.6 C reads: "Driveways shall be at least 28' in width from the face of curb". We had some inquires as to whether 28' width applies to the entire length of the driveway, which is arguably excessive, has not been historically applied in Town and, if interpreted in such way, would be inconsistent with the regulation's requirement in Figure 3 Section 6.1.1 C.

As you may recall, we have originally considered some possible reductions in driveway width (from 24' to 22'), but have since reconsidered this (back to 24') based on some initial conversations with the Commission and the Staff review comments.

The proposed amendment will eliminate any interpretatory ambiguity and in clear terms align the provisions of Section 7.4.6 C with the Figure 3 Section 6.1.1 C, as well as with the way the Town has historically applied and interpreted Section 7.4.6 C.

2. Provide greater flexibility with the gutter radius requirement at intersections:

We are further proposing to change the Section 7.4.6.F., after it was brought to our attention that the fixed 25' gutter radius requirement was more commonly seen in street to street intersections than in driveway to street intersections. The width of the

radius is dependent upon the use of the site. Residential driveways need a radius that is 5' or so, while commercial/industrial driveways may need a 25' gutter radius.

The proposed amendment allows for greater flexibility while providing the Town with sufficient case-by-case oversight and control.

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