

## Reasons for Text Amendment

The purposes of the Newington zoning regulations include regulating the number of stories in a building (1.1.3) reducing congestion in the streets (1.1.9) preventing overcrowding of land (1.1.13).

The Plan of Conservation and Development adopted by the Commission gives special emphasis to preserving the single family character of Newington. "Newington will continue to be primarily a medium density single-family, owner occupied community." (p. 4 POCD). A primary goal of the Commission is continuing to "protect and enhance residential neighborhoods by carefully managing special permit uses in residential neighborhoods." (POCD p. 66).

Inexplicably, the only zone in town with a four-story maximum height is the PD zone. The height limit is arbitrary in nature and unclear. The tables in the zoning regulations are inconsistent and incomplete as to the maximum height of apartments (Table B refers to a Section 4.5). A maximum height of two stories in the PD district would be consistent with the maximum height for family, two-family, patio houses, duplex house and town houses (2 ½ stories – Table A p. 45) Capping the maximum height at 2 stories for a residential building in a PD zone corrects a glaring inconsistency in the zoning regulations and minimizes the overcrowding of land.

In light of the increasing complexity of applications with applicants coming before the Commission with experts slanted in the applicant's favor and presenting hyper- technical information, an outside consultant will be a helpful resource to the Commission and staff. The discretion to hire outside consultants will provide expertise that is neutral and provide invaluable input for the technical review of an application as well as aid in the deliberations by the Commission, before it acts on an application.

The direct access to the Berlin Turnpike further clarifies the obvious intention of the provision to deflect increased traffic away from the residential zoning district in close proximity to the Berlin Turnpike as well as to buttress a buffer between the Turnpike and nearby residential neighborhoods. A required traffic impact analysis will help the Commission in managing special permit uses impacting residential neighborhoods.