Overview

In the Town Plan, “development” issues are the key issues to be addressed. After all, how Newington wants to grow or change in the future is an important consideration for residents and property owners.
Community Character

General Goal

Locate development in places and at densities which support the desired overall character of Newington:

- A variety of mixed land uses near the intersection of Main and Cedar Streets that strengthen Town Center businesses.
- Smaller mixed land uses adjacent to future transit stations when they are established.
- The low supply of vacant useable land will require the careful reuse of older obsolete commercial properties for continued grand list growth.

Strategies:

1. Maintain and strengthen the existing Newington Town Center.
2. Establish “transit-oriented sites” at appropriate locations when transit stations have been established.
3. Allow for compatible development and redevelopment along the Berlin Turnpike.
4. Protect residential neighborhoods and transitional areas adjacent to commercial properties with increased landscaped buffers and use controls to mitigate potential nuisances.
5. Enhance and improve the appearance and quality of development at major commercial gateways: Cedar/Fenn, Berlin Turnpike/Rowley and Berlin Turnpike/Russell Road.
Opportunity Sites

General Goal

Seek to maximize possibilities at “opportunity sites” to accomplish the overall goals of the Town Plan and promote appropriate conservation and development that retains Newington’s small town character with emphasis on the reuse and redevelopment of existing sites.

Strategies:

Strategies for the different opportunity sites are contained within the other sections of the Town Plan.

Hartford Hospital – Newington Campus
(opportunity site #13)

Newington Center
(several opportunity sites)

Newington Junction Area
(opportunity site #1)

National Welding Site
(opportunity site #9)
Town Center

General Goals

Maintain and enhance a vital, useful and functional Town Center.

Encourage development (business and mixed use) in the Town Center area in a manner which is pedestrian-friendly, compatible with the Center's compact size and sensitive to adjacent residential neighborhoods.

Strategies:

Overall Scale

1. Maintain the Town Center as a consolidated area with a scale and density of land uses that distinguish it from surrounding areas.

Extent

2. Limit the Town Center to the present B-TC Zone District with potential future expansion: Eastward along Constance Leigh Drive for mixed use development on Hartford Hospital property (opportunity site #13).
3. Designate the area around Town Hall as the government service center for the library, police department, senior center, age-restricted senior housing and Mill Pond Park:
   a. Develop a master plan for Mill Street that improves pedestrian access between uses (library and town hall), calms traffic and increases public parking coordinated with the library’s future expansion.
   b. Use design themes consistent with Town Center to create a unified and cohesive identity.
   c. Evaluate opening Mill Street to Cedar Street once the library parking and access is consolidated on the east side of Mill Street stressing the safety of pedestrians and traffic calming.
**Scale, Mix of Uses and Building Height**

4. Continue to encourage a mixture of small-scale business (specialized retail stores, personal services, business offices, medical offices, banking and restaurants) and governmental uses within the Town Center.

5. Allow residential units on second and third floors of commercial structure as subordinate to street level commercial uses.

6. Create a Special Design Development District to guide the development of the area immediately east of the Town Center (the Hartford Hospital property) since this area is critical to the long range vitality of Newington’s Town Center (opportunity site #13).
   a. Regulate mixed use development projects within this new district through a special exception / site plan procedure.
   b. Buildings should face the public street with parking behind, screened from the adjacent streets.
   c. Guide building design compatible with Town Center design standards.

7. Scale, height and land uses at the perimeter of the Town Center should be sensitive to adjacent residential neighborhoods. Maximum building height in the Town Center should not exceed three stories.

8. Work with the US. Postal Service to ensure that the Post Office remains within the Center and is modernized to provide more convenient mail drop offs and better customer parking.

**Design Guidelines**

9. Continue to maintain the “village district” as authorized by CGS 8-2j in order to protect and enhance the character of the Town Center area.

10. Continue to promote implementation of the Town Center Design Guideline for new and redeveloped properties using the provisions of the special exception overlay district.

11. Where existing older buildings within the Town Center are being re-used or re-modeled, the original character of the façade and streetscape should be retained, restoring and re-using original materials where possible.

12. Where "infill buildings" are proposed within the Town Center, the new building should be compatible to adjacent existing structures and the streetscape.

**Supportive Organizations**

13. Review the requirements for participation in the National Main Street Program and determine the pros and cons of this program, in cooperation with the business sector and Town Center property owners.
**Streetscape Improvements / Pedestrianism**

14. Town Center public improvements (sidewalks, lighting, street trees, streets/curbing signage etc.) should be of the highest quality and consistent in design theme as the streetscape along Main Street.

15. Streetscape improvements should encourage pedestrian use.

16. Request the Connecticut Department of Transportation to approve traffic calming techniques at crosswalk locations along Main Street and Cedar Street.

17. Continue to seek Small Town Economic Assistance Program (STEAP) grants to complete streetscape along Market Square and Lowrey Place with connections along Main Street and Constance Leigh Drive and into the municipal parking.

18. Around the municipal parking lot, improvements to the rear facades of commercial buildings should be encouraged as well as walkways from both Town parking and private parking lots to adjacent streets (opportunity site #11).

19. Between Lowrey Place and Market Square, and the Municipal Parking lot and Main Street, create a pedestrian walkway system that links parking and businesses together.

**Parking**

20. Evaluate Town Center parking requirements and permit lower parking ratios if the land uses comply with design guidelines, joint use and time-of-day shared parking.

21. Support the economic vitality of the Town Center by providing free public parking.
   a. Use Zoning Regulations and Town maintenance incentives to secure additional private property donations for public parking, such as along the rear of Market Square.
   b. Where appropriate, continue the Town's long range program for deeding land for municipal parking lot improvement and expansion.

**Community Events**

22. Promote Market Square and the Municipal Parking Lot as the Town Center’s principle pedestrian location for large public events (opportunity site #11).

23. Continue to support and facilitate the successful efforts of the Water Fall Festival, the Chamber of Commerce programs and the Downtown Business Association to promote the Town Center as the premier location for year round community events.
# Residential Development

## General Goals

Provide housing options for a variety of household types, sizes, ages, abilities, tenures, and income groups within safe and stable neighborhoods.

Protect and conserve the quality of existing housing stock from neglect, incompatible neighboring uses and disinvestment.

Maintain quality residential neighborhoods by avoiding the intrusion of non compatible uses and non residential traffic; plan with sufficient buffers adjacent to commercial uses.

## Strategies:

### Overall Density

1. Maintain Newington as a predominately a medium density (12,000 sq. ft. lots) single-family owner-occupied community.

2. To guide development east of Mountain Road consider the adoption of design standards that preserve sensitive slopes and directs development to better suited terrain.

### Protect Neighborhoods

3. Maintain residential district boundaries and protect residential properties from commercial encroachment.

4. Buffer residential properties from non-residential uses and transitional areas with landscaped buffers and use controls to mitigate potential nuisances.

5. Review standards for buffer areas between residential and non residential uses and strengthen where needed (along the Berlin Turnpike where single family uses abut commercial zones).

6. Use Newington’s Capital Improvement Program expenditures to maintain the quality of neighborhood parks, streets, sidewalks and storm drainage systems within residential areas.

7. Support the adoption of a Property Maintenance Ordinance as an additional option to protect the quality of residential neighborhoods.

8. Maintain residential zone densities that are representative of existing neighborhood land use patterns.
Support Housing Quality

9. Offer residents low interest rehabilitation loan funds through continued participation in Connecticut Department of Economic and Community Development Small Cities program.

10. Use the educational and enforcement resources of the Central Connecticut Health District and Building Department to help single family and multi family property owners reduce environmental health hazards.

Housing Opportunities / Diversity

11. Encourage the provision of “naturally occurring affordable housing” units (which may not be deed restricted, but which meet the market criteria for purchase or rent by low and moderate income families) in Newington.

12. Expand the supply of affordable housing for the elderly by development of sites near the Town Center.

13. Continue to assess the special housing needs of the growing elderly population.

14. Use incentive housing zone Special Exception criteria to increase affordable housing for the elderly, persons with disabilities, and veterans and provide supportive services for these population groups.
Business Development

**General Goals**

Develop a range of uses that ensure an adequate supply of land for commercial and industrial purposes.

Where appropriate reuse and redevelop existing commercial properties to take advantage of good locations and utility services.

Ensure that commercial and industrial areas are fully serviced with public utilities and adequate roadway capacity to accommodate future growth.

Encourage the development of a wide range of retail business services and industrial sector land uses which will strengthen and broaden Newington's tax base and employment opportunities without adversely impacting residential areas.

**Strategies:**

**Industrial Areas**

1. Develop design plans for older industrial areas (Holmes Road, North Mountain Road, Day Street) that illustrate both visual improvements as well as better functional layout of off site parking and loading access (opportunity sites #2 and #3).

2. Revise the Zoning Map to eliminate obsolete industrial districts that are no longer applicable because of public acquisition, permitted commercial uses in existence, or other reasons (such as the industrial classification for the Twin City Plaza on New Britain Avenue).

3. Protect industrial areas from encroachment by non industrial uses which reduce the available supply of industrial land and sometimes result in non compatible neighboring uses.

4. Review land uses permitted within industrial zone districts and eliminate or restrict by special exception uses which do not strictly serve an industrial purpose.

5. Increase the Town's supply of industrial land by the reuse and more efficient design of older industrial areas.

6. The rezoning of the National Welding property should be considered to be changed to the Planned Development District. This unique property is at the gateway location adjacent to the proposed Hartford-New Britain busway. The reuse and redevelopment of this property will be taken into consideration based on the merits of economic development that is compatible with the surrounding area.
Areas East of Town Center

7. Treat the existing vacant property along the north side of East Cedar Street (opportunity sites #14 and #15) as currently zone where important issues related to future land uses on this parcel are:
   a. control the height, placement and appearance of structures to preserve the open space quality of the Cedar Mountain ridgeline.
   b. storm water management,
   c. safe access and traffic, and
   d. public water service.

8. The parcels near the intersection of East Cedar Street and Russell Road (opportunity sites #15 and #17) are important to the successful development of the adjacent land along the ridgeline and important considerations in the long range reuse of this area are:
   a. improvement to the Berlin Turnpike exit/access ramp system,
   b. control of access along East Cedar Street by a “single point” traffic signal, curb cut closures and interconnections between sites, and
   c. promote land uses that are low traffic generators.

Route 9 / Cedar Street Business Areas

9. Control the development of the former 291 corridor land along the Newington/New Britain boundary for CCSU’s “East Campus” stressing traffic and pedestrian safety as well as the environmental limitations of this property’s wetlands and flood hazard areas. (opportunity site #19).

10. In cooperation with CCSU and appropriate State agencies, develop a master plan that could provide for increased grand list growth potential through a public/private partnership based on the concepts of transit oriented development.

11. Create an interchange design district zone for the Cedar / Fenn area that would permit by Special Exception transit related development for both residential and commercial uses (opportunity sites #9 and #18).

12. Promote office park development rather than industrial development for the 35-acre tract adjacent to Route 9 that fronts on Fenn Road, north of Ella Grasso Boulevard (opportunity site #5).

Newington Junction Area

13. Promote the redevelopment of the West Hill – Francis Street at –Newington Junction as a transit potential area without the usage of high density housing (opportunity site #1).
Berlin Turnpike Business Areas

14. Encourage the development of land within the Berlin Turnpike corridor for regional retail uses and business services, together with ancillary commercial uses, such as food services, which will enhance this thoroughfare’s trade location within the Central Connecticut’s market area.

15. Review land uses permitted along the Berlin Turnpike and eliminate uses which are not compatible with retail/business sector growth. For example, discourage entertainment uses, trucking, construction yards, auto related uses and self storage facilities.

16. Where appropriate, use the recommendations of the CRCOG Route 5/15 (Berlin Turnpike) corridor study to address the interrelationship and balance which must be maintained between traffic and land use, implement access management, and improve traffic movement and safety.

Neighborhood Business Areas

17. Encourage existing neighborhood business districts to improve their appearance, maintain present boundaries and ensure that adjacent residential properties are not adversely impacted.

18. Review land uses for neighborhood business districts and eliminate or regulate by special exception uses which are not compatible in a neighborhood commercial setting.

19. Develop design guidelines and illustrative site plans to show how neighborhood business areas can be enhanced and provide safer and convenient customer parking.

Buffering / Compatibility

20. Use Zoning Regulation’s site plan review process to ensure that open space buffers are increased between residential and commercial and industrial land uses.

21. Review site plan development criteria to determine if a maximum impervious coverage standard would be appropriate for:
   a. ground water recharge,
   b. storm water control,
   c. open space within commercial developments,
   d. reduced air pollution, and
   e. aesthetic enhancement such as “rain gardens”.

Home-Based Businesses

22. Recognize that home business occupations increase employment opportunities for Newington residents but their impact on the adjacent neighborhood should not cause a nuisance. Business uses of residential property should not permit retail sales, storage of commercial equipment, personal services or consulting with clients within the home. Evaluation of home business by special exception standards and conditions will be implemented to protect residential properties.