



TOWN OF NEWINGTON

200 Garfield Street Newington, CT 06111

Town Plan and Zoning Commission

TPZ APPLICATION FORM

Paul Dickson
Town Planner

TO BE COMPLETED BY STAFF:

Petition # _____ Date _____ Zone _____ Fee paid _____ Check # _____

Address of Subject Property (provide business name, if applicable) _____

Owner of Record of property _____

Owner Signature _____ Owner Name _____ Date _____

Applicant Name _____

Address _____ Phone _____

Email _____ Applicant Signature _____ Date _____

Contact Name _____ Phone _____

Address _____

Email _____ Contact Signature _____ Date _____

**COMPLETE APPLICATIONS SUBMITTED, NOT LESS THAN 14 DAYS BEFORE THE NEXT
REGULARLY SCHEDULED TPZ MEETING, MAY BE PUT ON THE AGENDA.**

A COMPLETE APPLICATION CONSISTS OF: THE APPLICATION AND FEE; SITE PLANS, (IF APPROPRIATE); STORMWATER MANAGEMENT ANALYSIS (FOR SITE PLANS); AND NARRATIVE EXPLANATION (FOR SPECIAL PERMITS).

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- o Zoning Map Change from the _____ Zone to the _____ Zone (Public Hearing required).
- o Zoning Text Amendment to Section _____. *A copy of the proposed amendment and the reason for amendment is attached* (Public Hearing required).
- o Subdivision (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- o Resubdivision (Public Hearing required). (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- o Special Permit per Section _____ of the Zoning Regulations. *Explanation of the proposed activity is attached* (Public Hearing required).
- o Site Plan Approval (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- o Site Plan Modification (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- o Other (describe in detail, or attach): _____.

PROPERTY OWNER SIGNATURE: _____ **DATE:** _____

“I hereby consent to site inspections before, during and after construction to verify proper functioning of the erosion and sediment controls and of the stormwater management design.”



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Notice to all applicants **PUBLIC HEARING REQUIREMENTS**

Public Hearing Notice

The Town Planner's office will send written notice of the pending Public Hearing to the owners of all abutting property including the owners of property across the street. If a condominium complex is an abutter or across the street, the Town Planner's office will send written notice to the condominium management only. The Town Planner's office will place the required legal notices in the newspaper and mail notices to the abutting property owners.

Sign on Subject Property

The applicant shall receive from the Town of Newington, a Public Hearing Notice sign to be placed on the subject property. This sign shall be placed in a location that is easily visible to the public at least ten (10) calendar days prior to such hearing. The applicant shall provide a \$40.00 security deposit (cash or check) for the sign with the application.

Return of Sign

If sign is returned in good condition, the deposit shall be returned. An applicant not returning the sign within five (5) days of the close of the public hearing shall forfeit the security deposit.

Notification required by Local Ordinance, Section 250-2

"Any business which brings into Town, stores, manufactures as a product or by-product, merchandises, uses, or generates as a waste, any hazardous material (solid, liquid or gas) shall make written notice to the Town Manager, on a form approved by the Town Manager, as to the presence or absence of any reportable quantities of said hazardous materials on the premises, and submit a written assurance of compliance with all applicable federal, state and municipal storage, handling, emission and disposal requirements."

Applicants can obtain necessary forms from the Fire Marshal's office. No Town Plan and Zoning Application will be considered complete unless a completed form is returned to the Fire Marshal's office.

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PLANNING AND ZONING FEE SCHEDULE (Effective August 1, 2016)

Pursuant to Chapter 225-1 Fees and Charges, Newington Code of Ordinance, the Fee Schedule for Town Plan and Zoning Applications and documents will be as follows:

- A. An application processing fee of \$110 per lot (\$330 minimum) for subdivisions and open space subdivisions.
- B. An application processing fee of \$550 for Change of Zone Map or Zoning Regulations Amendment.
- C. An application processing fee of \$275 for Site Plan Submission in the B, B-TC, B-BT, I, PD, CD and PL Zones.
- D. An application processing fee of \$500 plus \$30 per dwelling unit for R-D Zone and Special Exceptions in the R-7 and R-12 Zone, Section 3.7.
- E. An application processing fee of \$220 for Special Exceptions or Permits, excepting the following fees for:
 - 1. Multi-family use in B-TC or PD, Zone \$275 plus \$30 per dwelling unit.
 - 2. Hospitals, et al: \$220 plus \$30 per bed.
 - 3. Special Flood Hazard Permit: \$165.
 - 4. Special Exception for Free-Standing Signs, Section 6.2.4: \$110.
- F. An Application processing fee of \$200 for Modification of Site Development Plans.
- G. A fee of \$ 15 for a Zoning Permit.
- H. A fee of \$75 for a Certificate of Zoning Compliance for commercial buildings, condominiums and apartment complexes.
- I. Other fees are:
 - 1. Zoning Regulations: \$30
 - 2. Subdivision Regulations: \$15

Note: The above Land Use Fees include the \$60 DEP charge per PA 09-03, Section 22a-27j.



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Town Planner

Paul Dickson
Town Planner

Date: _____ Petition #: _____

Address of Subject Property: _____

- I have received a Public Hearing Notice Sign and submitted the \$40 sign fee.
- The sign will be posted in public view for the required 10 days prior to my hearing date.
- I agree to return the sign within five (5) days after the public hearing.

Print Applicant Name

Phone Number

* Refundable Sign Fee: \$ 40.00

**Deposit shall be forfeited if Public Hearing sign is not returned to the Town Planner's office.*

Check# _____ or Cash

Sign Returned on _____ / _____ / _____

Applicant Signature