Planning and Zoning

This guide was created primarily as a resource for new businesses or existing businesses that are locating within the Town of Newington.

Opening a business is a big commitment and investment to the Town in which you choose to locate. In Newington our goal is provide preliminary information to you in one place so that you may take advantage of the various services and professionals who can help you through this process.

Many commercial uses in Newington do not require formal approval from the Planning and Zoning Commission, but there may be information that you need to provide to staff so they can help you move through the process.

Certain commercial uses however do require approval from the Town Plan and Zoning Commission prior to the business opening. A few of the most popular uses include, a new restaurant, adult or child care center, gym or exercise facility, automotive sale or repair facilities and fueling stations.

The Town Planner’s office in Newington’s Town Hall is available for residents and business owners alike and offers a multitude of services. Our office strives to make the approval process straightforward and will work with you to make sure any question you have is answered.

The office oversees many Town wide programs including The Small Cities Grant, Affordable Housing Monitoring, and Open Space Grant Program.

We welcome your questions and ideas for maintaining and enhancing the quality of living and working in Newington.

Staff Contacts

Craig Minor 860-665-8575
Town Planner

Michael D’Amato 860-665-8575
Asst. Town Planner/ Zoning Officer

Andy Brecher 860-485-4433
Economic Development Director
**Resources Available**

**Pre-Application Meeting:** If you are considering a new business idea or are unsure how to go about getting approval to operate your business in Town you can call our office to set up a pre-application meeting. Staff will spend time with you going over the applicable zoning regulations and outline the application process.

**Certificate of Zoning Compliance:** In some cases, when you are working with a bank to refinance your business or receive approval for other work you may be asked to provide documentation to them from the Town which certifies that your business is in compliance with all applicable zoning regulations. This is a service our department provides and the application form can be found by clicking here.

**Zoning Verification:** Many prospective business owners who are in the process of looking for commercial space to lease or purchase prefer to have a written document from the Town that they can take to their closing which clearly explains that their use is allowed. This can serve to make both parties more comfortable when a lease or purchase agreement is signed. The Town of Newington offers this type of certification, it can be found here.

---

**Town Plan and Zoning Commission**

The Town Plan and Zoning Commission (TPZ) is responsible for hearing and deciding on all land use applications. This includes site plans for new buildings, Special Use permits for certain business types, applications for temporary or free standing business signs, residential or commercial subdivisions and any other regulated land use in Newington.

The Board is made up of 7 full members and 3 alternate members. The TPZ meetings are on the second and fourth Wednesday of each month at 7pm. Each meeting includes a “public participation” agenda item for any member of the public who wishes to speak to the Commission.

If you think you may need to file an application for approval by the Town Plan and Zoning Commission, it is recommended that you call the Town Planners Office to set up a Pre Application Meeting with Staff. The office can be reached at 860-665-8575 or contact us here.