



Planning and Zoning Commission

**Town of Newington
131 Cedar Street
Newington, CT 06111**

Dear Newington Residents:

Thank you for your help in preparing your Newington 2020 Plan of Conservation and Development.

The Town Plan is Newington's official policy guide for future actions related to the physical development of the community.

The Commission held several public hearings on drafts of the Plan from October 14, 2009 through June 9, 2010. The comments and participation of residents and Town boards and commissions has shaped and focused the Plan's goal and strategies. The Plan was adopted on June 9, 2010 with an effective date of June 30, 2010.

The plan is general and long-range and provides a picture of how Newington wishes to develop in the future. While the identified strategies are intended to guide actions over the next 10 years or so, their outlook is even further into the future. As a policy document, the Plan provides a framework for how Newington should look and function, and it sets forth a schedule of strategies for realizing this vision.

The Plan will serve as a guide to conservation, development, and infrastructure strategies for Newington for the next 10 years or so.

Sincerely on behalf of the Newington Town Plan and Zoning Commission,

David Pruett, Chairman

Introduction

1

Overview

This Plan of Conservation, Development, and Infrastructure (also known as the Town Plan) is a guide to the future of Newington. It suggests ways to enhance the overall community and improve the quality of life of present and future residents. While the Plan is primarily focused on the physical development of Newington, it also considers the economic and social aspects of the community.

This Town Plan is an advisory document, not only to the Town Plan and Zoning Commission, but also to all other Town boards and commissions and Newington residents. It is intended to guide local activities and to provide a framework for consistent decision-making with regard to conservation, development, and infrastructure activities in Newington over the next decade or so.

Trends and Opportunities

This Town Plan presents a vision of Newington that is based on the following trends and opportunities:

- The limited supply of vacant developable land will limit the growth of the grand list.
- The reuse of existing commercial and industrial properties will be essential for continued grand list growth.
- Newington has been identified as a location that may benefit from long range plans for bus and rail transit options.
- With ninety-two percent (92%) of the land developed emphasis will be on protecting existing open space and creating additional protected open space.
- The majority of Newington’s housing stock is over forty years old.
- By 2020, Newington’s median age is projected to be 46 years and one-quarter of the population will be over 65 years old.
- Newington’s residential neighborhoods should be protected from blight such as junk cars, illegal commercial uses and other negative nuisances which detract from the quality of residential living.

2020 Vision

During the planning process, the following statements were crafted to summarize the overall vision for Newington in the year 2020:

Vision Statements

Newington will protect its environmental resources, particularly its wetlands and Cedar Mountain. Identifying additional open space will be a priority as will the stewardship of the community's land resources. Newington will maintain its historic resources, housing stock, public buildings, parks, schools and infrastructure at the highest quality possible.

Newington will continue to be primarily a medium density single family owner occupied community, with safe neighborhoods and excellent community services.

Newington will place a high priority on the appearance of its Town Center; the vitality of the Center's businesses and services; the Center's location as the place for governmental and institutional buildings; and the Center's character and compact size which distinguish Newington as a small New England suburban community, boundaries which should not be expanded into adjacent residential areas.

Newington will continue to recognize that the quality of life in this community is influenced and enhanced by the non-residential land uses that support the Town's grand list. These uses are essential to a vibrant and economically successful community; changes in zoning districts will be evaluated based on the characteristics of the surrounding area.

Newington will use its location within the Capitol Region as an asset to encourage new development and the reuse of older sites in harmony with surrounding areas.

Newington Town Center



Residential Neighborhoods



Purpose Of The Plan

The Town Plan is Newington's official policy guide for future development related actions.

The Plan is general and long-range and provides a picture of how Newington wishes to develop in the future. While the identified strategies are intended to guide actions over the next 10 years or so, their outlook is even further into the future. As a policy document, the Plan provides a framework for how Newington should look and function, and it sets forth a schedule of strategies for realizing this vision.

Authority For The Plan

This Plan is adopted pursuant to Connecticut General Statutes Chapter 126, (CGS Section 8-23).

Among other things, this Statute requires that the Plan include the following components:

- Statement of policies, goals and standards for physical and economic development.
- Recommendations for the most desirable use of land for residential, recreational, commercial, industrial and other purposes.
- Consideration for the protection of existing and potential public surface and ground drinking water supplies.

To keep the public informed, the Commission will consider using data from the tax office, as well as other media methods, to announce proposed amendments to the Plan of Conservation and Development. Such notice shall be available at least 15 days prior to commencement of the Commission's public hearing.

Colorful Scene



Local Landmark



Using The Town Plan

This Plan is divided into sections that address the components of conservation, development, and infrastructure which, when combined, will influence Newington's physical, economic and social characteristics for the next decade.

Each component contains recommended policies and strategies which the Town Plan and Zoning Commission will use to guide future decision making.

The Plan should be used by the Town Plan and Zoning Commission when it makes decisions on:

- Zoning amendments for map changes, setting density standards, property use and building lot criteria.
- Preparing its advisory report to the Town Council when reviewing municipal improvement requests (as provided in CGS Section 8-24).
- Reviewing inter-town zoning and subdivision referral notices for advisory reports to the Capitol Region Council of Governments.
- Reviewing and commenting on the Capital Improvement Plan's recommended project schedule.

The Plan should also have relevance for the actions of other public bodies, such as the Town Council, for the acquisition or disposition of land and the funding of programs which further its recommended strategies.

Private sector decisions can likewise be guided by the vision presented in the Town Plan. The Plan is Newington's long range marketing document that provides an image of our community's strengths and where opportunities for development can be pursued by the private sector in harmony with the Town's future land use goals.

Kelsey House



Eddy Farm

