

# Conservation Strategies

# 3

## Overview

This section of the Town Plan outlines strategies to protect those natural resources, wetlands, water-courses, floodplains, steep slopes over 15 percent which Newington residents feel should be preserved or conserved in Newington while growth and change occurs in the future.

Conservation issues are addressed early in the Town Plan since it is important to identify those resources that the community wishes to preserve and protect before making decisions about development or other strategies.

### Conserving Special Resources



## Natural Resources

---

### General Goals

Ensure that environmentally significant areas are preserved in their natural condition and provide limited passive recreational and/or educational uses such as hiking, non-motored biking, cross country skiing, fishing, picnicking and nature interpretation.

Protect groundwater and streams from degradation and direct discharges and non point sources of pollution.

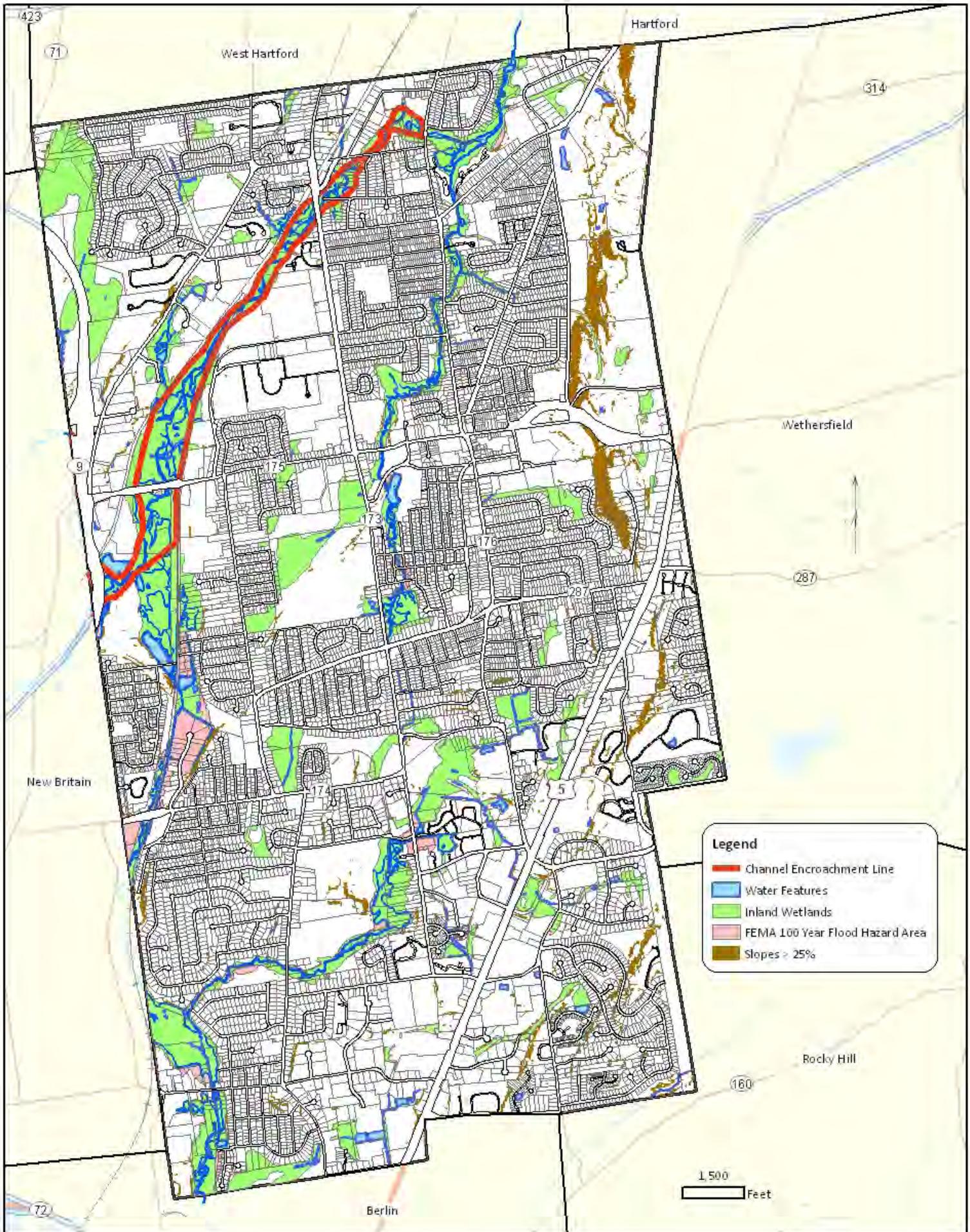
### Strategies:

---

1. Protect important natural resources such as watercourses, wetlands, steep slopes, ridgelines, floodplains, and floodways.
2. Collaborate with other organizations (conservation organizations, land trusts, etc.) to protect important natural resources.
3. Implement rules and practices that will preserve and enhance water quality.
  - a. Educate residents about sources of water pollution and effective strategies to prevent it.
  - b. Implement “low impact development” techniques which will protect water quality and manage water quantity.
  - c. Enforce soil erosion and sedimentation control measures during construction.
  - d. In new development, require provision of storm water control structures which separate silts, sands, and other pollutants.
  - e. Clean catch basin and storm water channels of debris on a regular basis.
  - f. Prevent and remediate any type of groundwater pollution or impairment of water quality.
  - g. Catalog information about commercial underground fuel storage tanks in order to protect water quality and use Building Department permit tracking software to share data among Town Departments.
  - h. Amend the Zoning Regulations to incorporate an impervious coverage standard to control rain water runoff from roofs, roads and parking lots.
  - i. Develop a program that permits, with Conservation Commission's wetland approval, the cleaning of streams of debris, fallen trees and silt.
4. Develop standards for slope control and stabilization to mitigate rock faces and replanting of open space buffers.

# Natural Resources Plan

Newington, CT



## Open Space and Greenways

---

### General Goal

Create a Town-wide open space network that protects environmentally sensitive areas and provides residents with a sense of space and relief from intensive development found in older suburban communities and protect the small town character that is here now.

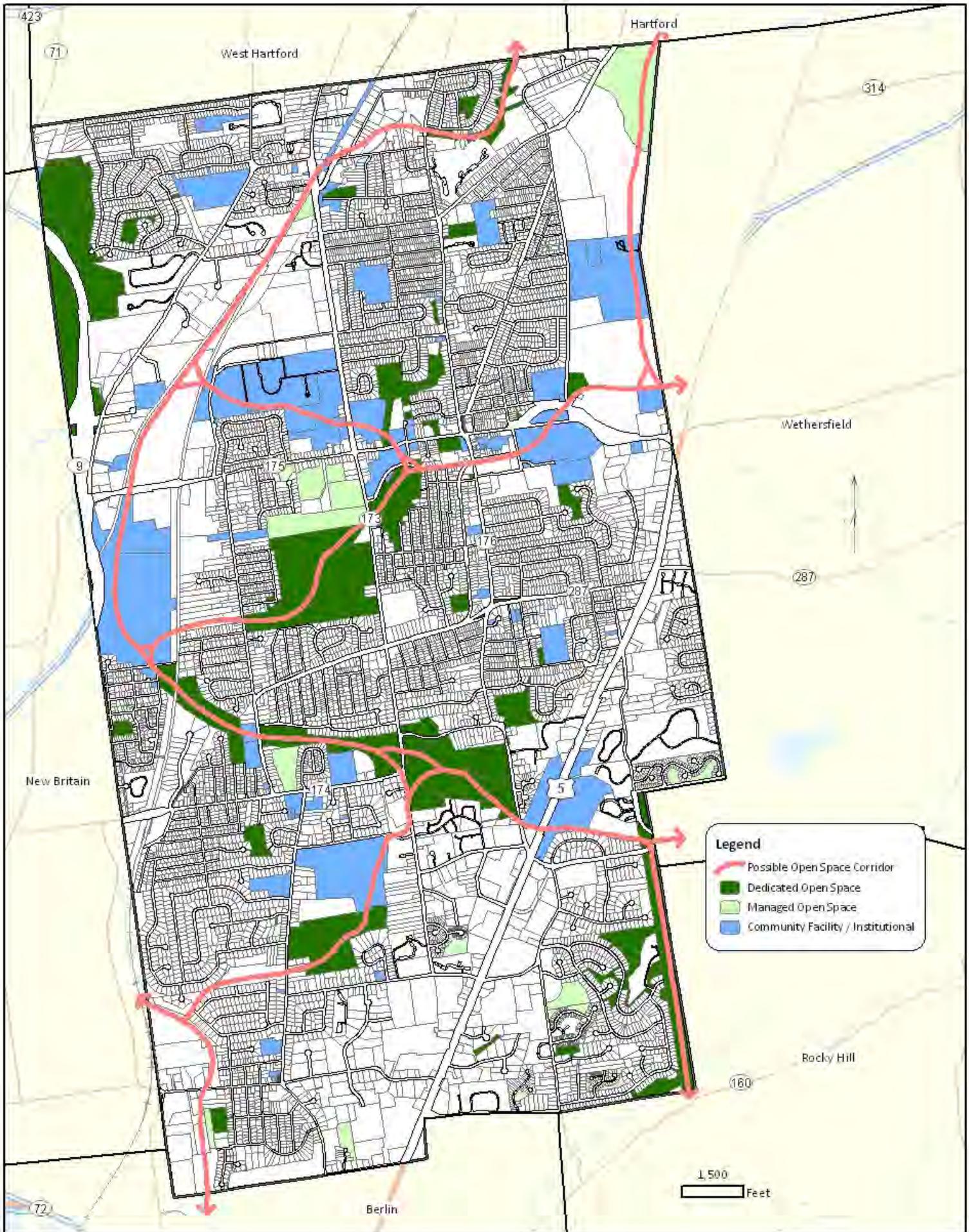
### Strategies:

---

1. As shown on the map on the facing page, strive to link open space areas together as greenway corridors throughout the community.
2. Use existing public lands, agreements to allow use of institutional lands, and the development review process to develop open space linkages as shown on the Open Space Plan.
3. Seek to re-establish a trail committee to oversee the establishment and maintenance of trails (including maintenance of some portions by residents and/or businesses).
4. Investigate options for raising funds to acquire significant parcels of land for open space and greenway trails for use by future Newington generations.
5. Emphasis should be placed on the preservation of Cedar Mountain as open space with priority directed towards protecting inland wetlands and slopes over 15 percent.
6. Seek to establish a hierarchy of trail treatments as appropriate for different areas and projected usage:
  - a. Paved on-street and off-street trails (major routes).
  - b. Stone dust (secondary routes).
  - c. Dirt (local routes)
7. Support the establishment of a local land trust or other organization to assist in the preservation of open space and the creation of greenway corridors.
8. Consider modifying local regulations to give a lot size exception and coverage bonus for properties that dedicate lot area to the establishment of greenway trails desired by the Town of Newington.
9. Preserve the undeveloped steep slopes along the western Ridgeline of the Cedar Crest Hospital and limit site changes to the footprint of existing building and parking lots.
10. Apply for state and federal open space grants to acquire the western steep slopes of privately owned vacant ridgeline properties along Cedar Mountain.
11. Establish buffer setback standards for the preservation of the natural contours adjacent to the Old Highway greenway corridor.
12. Encourage the Town Council to make annual appropriation to the Land Acquisition Fund, Article V, Section 48-18, Newington Code of Ordinances.

# Open Space Plan

Newington, CT



## Community Assets

---

### General Goal

Preserve and enhance those things, both physical and otherwise, which contribute to the overall character of Newington and the sense of community and small town character.

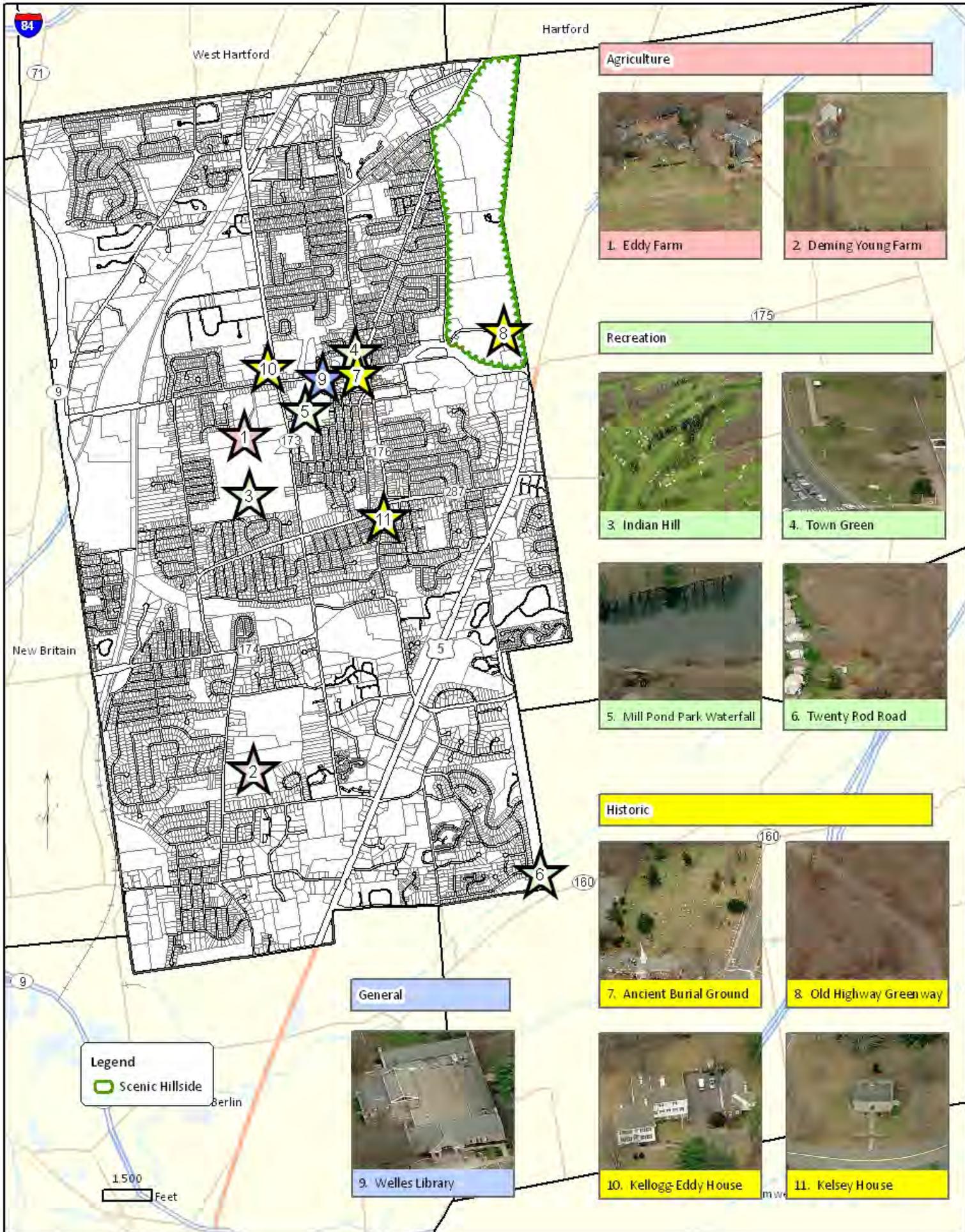
### Strategies:

---

1. Cedar Mountain should be preserved from development.
  - a. Use conservation easements to protect steep areas in excess of fifteen percent (15%) slope.
  - b. Revise Zoning and Subdivision regulations to clearly state that steep areas in excess of fifteen (15) percent slope shall not be counted in density calculations for development purposes.
  - c. Seek open space grants.
2. Develop a street tree planting and maintenance program that is sensitive to utility service constraints and the Town's limited financial resources.
3. Continue to enforce the Subdivision Regulations requirement for underground utilities.
4. Seek to establish "gateway" features at appropriate places in Newington.
5. Continue to implement enforcement programs using the building, housing and fire codes as positive tools to maintain property values.
6. Implement the junk car ordinance and offer property owners assistance in removing unused vehicles.
7. Offer residents low interest rehabilitation loan funds through continued participation in the Connecticut Department of Economic and Community Development Small Cities program.
8. Adopt a property maintenance ordinance setting standards for both blighted structures and clean-up of unkempt parcels.
9. Develop walking and biking trails with the assistance of the business community for the benefit of residents.

# Community Character Plan

Newington, CT



*(this page intentionally left blank)*