

Future Land Use Plan

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Overview

As the Plan is implemented, the map on page 51 illustrates the location and intensity of future land uses that are desired. Since this map illustrates the stated goals, policies, objectives, and recommendations of each of the Plan sections when combined together, it is called the Future Land Use Plan for the Town of Newington.

Future Land Use Plan Categories

The Future Land Use Plan presented on a following page contains the following major categories:

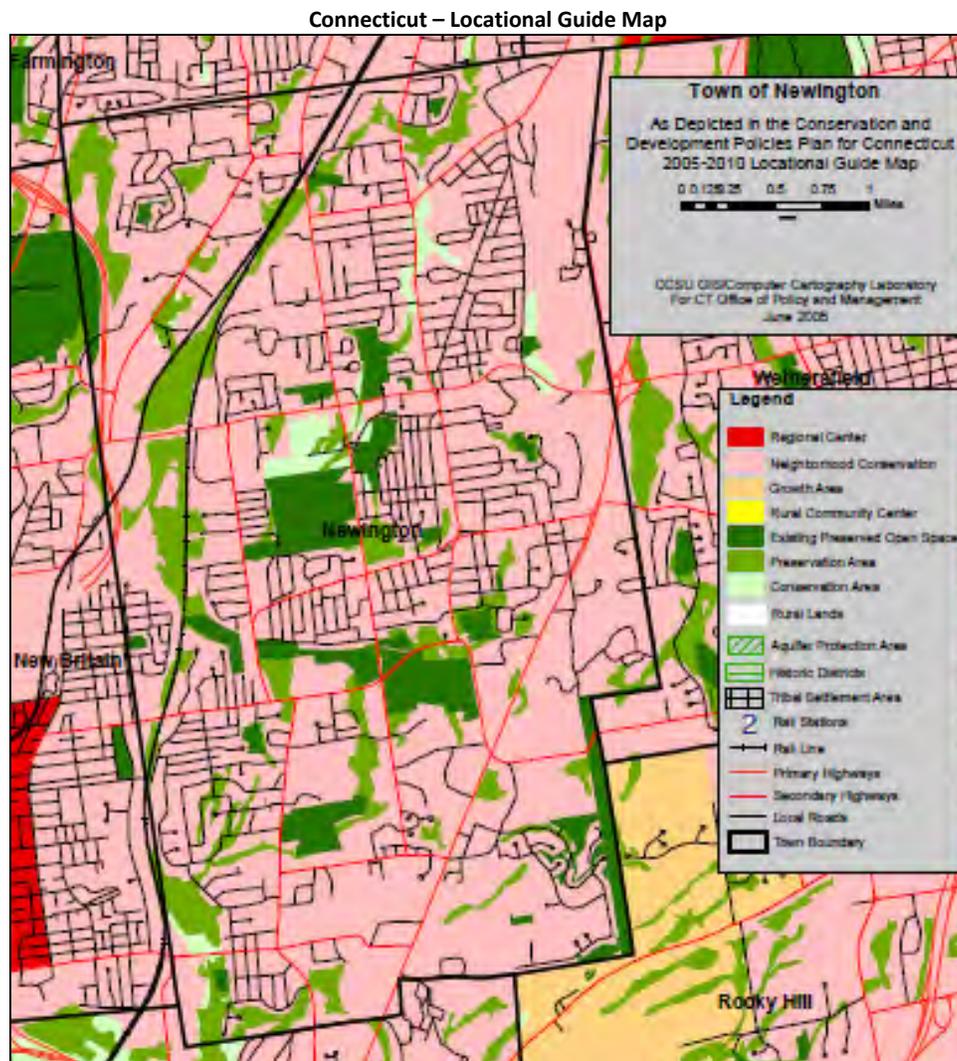
Natural Resources	Areas where natural resource protection is a priority of the Plan
Open Space / Institutional	Areas with existing or desirable open space and pathways and trails and existing and potential future institutional areas
Community Structure	Areas where development is encouraged in ways that will enhance overall community structure and character
Residential	Areas used or intended for residential development
Commercial / Industrial	Areas used or intended for business development

Consistency With State and Regional Plans

In accordance with Section 8-23 of the Connecticut General Statutes, the Future Land Use Plan has been evaluated for consistency with the State Conservation and Development Policies Plan and the Regional Plan of Conservation and Development.

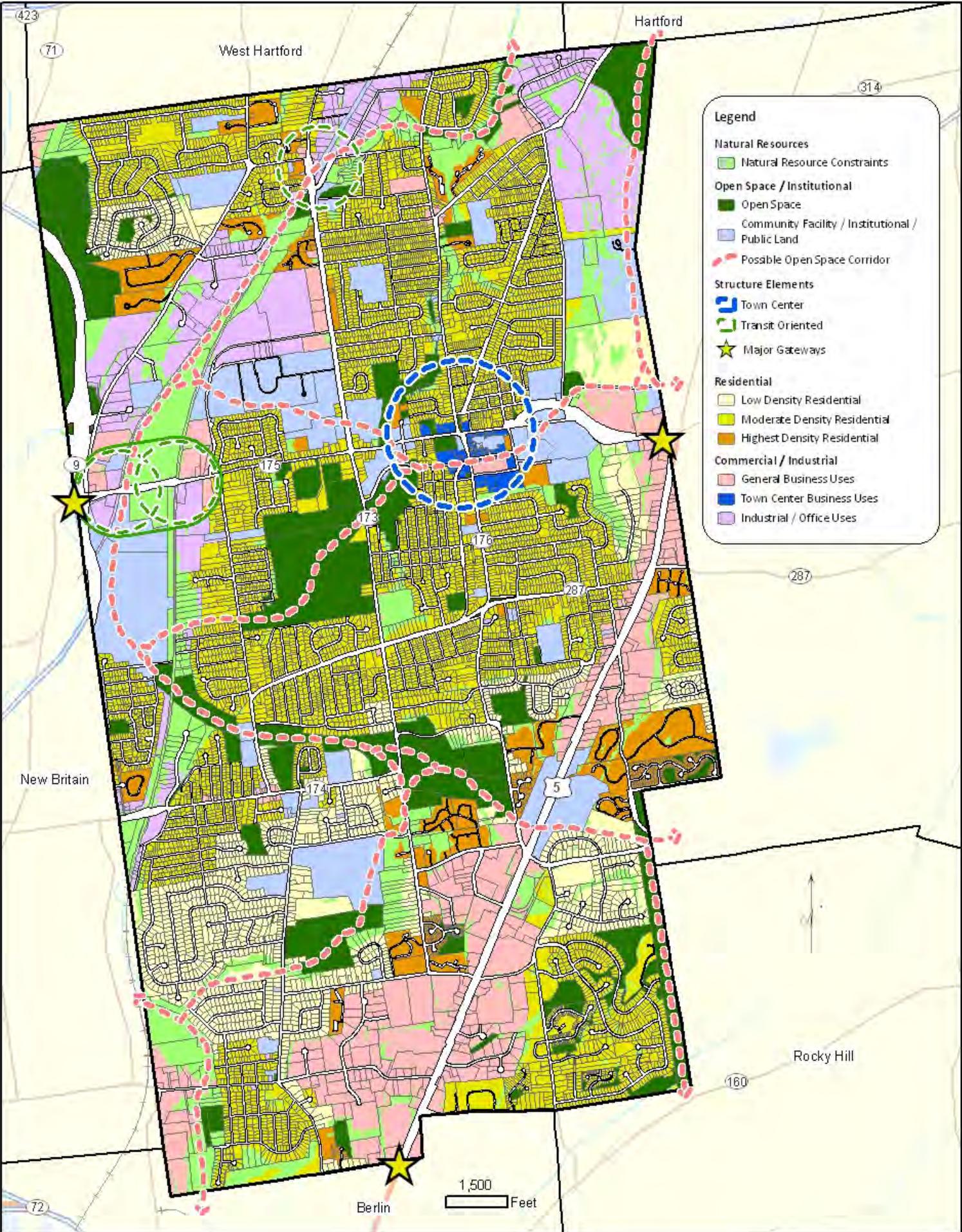
As part of this review, the Future Land Use Plan was found to be generally consistent with both the State Conservation and Development Policies Plan and the Regional Plan of Conservation and Development.

While the land use categories used are different, all three plans focus on the preservation of important natural resources and the enhancement of the Town Center in Newington. In addition, the Plans suggest that development occur in harmony with natural resource constraints in order to preserve and conserve important resources.



Future Land Use Plan

Newington, CT



Consistency With State Growth Principles

In accordance with Section 8-23 of the Connecticut General Statutes, the Newington Plan of Conservation and Development has been evaluated for consistency with statewide growth management principles.

<p>Principle 1 –</p> <p>Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.</p>	<p>FINDING – Consistent</p> <p>Newington has extensive existing physical infrastructure and the Plan recommends development of a variety of land uses within the community.</p>
<p>Principle 2 –</p> <p>Expand housing opportunities and design choices to accommodate a variety of household types and needs.</p>	<p>FINDING –Consistent</p> <p>Newington already has a diverse housing portfolio and the Plan recommends that Newington continue to recognize housing needs – housing for an aging populations and housing that is more affordable.</p>
<p>Principle 3 –</p> <p>Concentrate development around transit sites and along major transportation corridors to support the viability of transportation options and land reuse.</p>	<p>FINDING – Consistent</p> <p>Two new transit stations are envisioned for Newington and the Plan recommends establishment of mixed use and transit-oriented development in these areas.</p>
<p>Principle 4 –</p> <p>Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.</p>	<p>FINDING – Consistent</p> <p>The Plan contains an entire chapter (Chapter 3 – Conservation Strategies) which identifies strategies to conserve natural resources, provide open space and greenways, and enhance community assets.</p>
<p>Principle 5 –</p> <p>Protect environmental assets critical to public health and safety.</p>	<p>FINDING – Consistent</p> <p>The Plan contains recommendations to protect environmental assets – especially those considered to be critical to public health and safety (water quality).</p>
<p>Principle 6 –</p> <p>Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.</p>	<p>FINDING – Consistent</p> <p>The Plan is part of the process of integrating planning with other levels of government and with other agencies. The Plan will be used to coordinate efforts with:</p> <ul style="list-style-type: none"> • adjacent communities, • regional organizations, and • state agencies.