

ABOVE: NEWINGTON'S MILL POND PARK TRAIL

Town of Newington

Welcome to Newington Brochure

BELOW: NEWINGTON TOWN HALL

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



Planned Development Zone

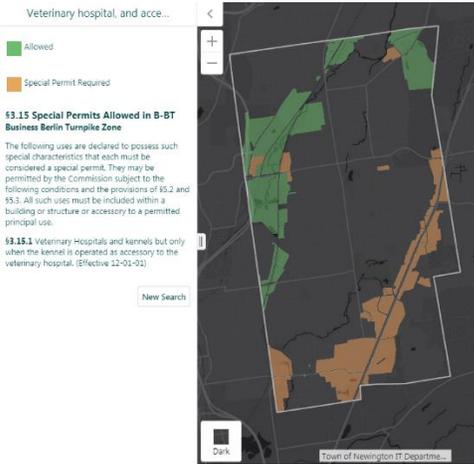
Left: Stew Leonard's, located within the Town's Planned Development District along the southern corridor of the Berlin Turnpike. This primarily retail area allows a wide variety of uses including restaurants, medical offices, personal services and professional uses.

Staff Contacts

Craig Minor 860-665-8575
Town Planner

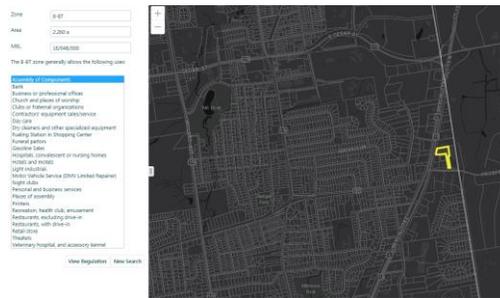
Michael D'Amato 860-665-8575
Asst. Town Planner/ Zoning Officer

Andy Brecher 860-485-4433
Economic Development Director



Zoning Check Tool

The Newington Planning Department in conjunction with the IT Department recently built and launched a new web tool designed specifically for business owners and operators. The tool allows you to search and display areas in Town where specific uses are allowed (pictured above). The app will also provide you with a list of all uses allowed at a specific address (pictured below). The user can view the applicable regulations and submit an inquiry to Town staff all from one convenient location.



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](#).

ECONOMIC DEVELOPMENT

Businesses are important in Newington. They provide jobs, essential services and entertainment for Newington’s citizens and they are an important component of the Town’s tax base.

While everyone wants a dynamic business community, there are those that are especially focused on helping businesses succeed.

The Economic Development Director helps find the right sites for businesses, assists in securing financing, is a resource for navigating regulatory requirements and can be a helpful sounding board for doing business, new product and service concepts as well as marketing and promotion ideas

For more information about how the Town of Newington can help, please call Andy Brecher, Newington’s Economic Development Director at 860-485-4433

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](#)