

NZO Ballot language – Feb 12, 2018

Proposed 2018 Town of Newington Zoning Ordinance (NZO) Amendments

Zoning Amendment # 1:

Are you in favor of adoption of Amendment No. 1, as proposed by the Planning Board for the Town's Zoning Ordinance as follows?

Add a definition of Building Height to NZO Article II – Definitions, Section 2.

Building Height: The vertical difference between the lowest ground elevation of the predevelopment (or redevelopment) at the foundation of the building, structure or wall and the highest elevation of the roof, parapet wall, or uppermost part. Chimneys, vents or utility service structures shall not be included in the measurement of vertical dimensions. A special exception regarding the building height may be granted by the Planning Board.

Recommended by the Planning Board

Zoning Amendment # 2:

Are you in favor of adoption of Amendment No. 2, as proposed by the Planning Board for the Town's Zoning Ordinance as follows?

To make certain clarifications to NZO Article III – Zoning Districts Section 6 – Waterfront Industry and Commerce District W by stating that commercial cruise ships are not an appropriate use, and by adding more specific uses in the Uses Permitted section such as marine related activities such as marine transport, marine construction, marine supply and support, vessel repair and the like, seafood processing and distribution, bulk material storage and distribution, energy generation facilities and desalination plant

Recommended by the Planning Board

Zoning Amendment # 3:

Are you in favor of adoption of Amendment No. 3, as proposed by the Planning Board for the Town's Zoning Ordinance as follows?

In NZO Article XVII – Administration, Section 3 – Application for Building Permit, add the following paragraph after E:

The applicant for a building permit shall complete the building within eighteen (18) months after the issuance of the building permit. An extension for up to one (1) year may be granted for a

good cause. This amendment shall apply retrospectively to building permits that have been issued for work that has not been completed.

Recommended by the Planning Board

Zoning Amendment # 4:

Are you in favor of adoption of Amendment No. 4, as proposed by the Planning Board for the Town's Zoning Ordinance as follows?

In NZO **Article IV – General Provisions** add a new Section 11: Each unit in a duplex shall have its own separate water and septic service and metered gas and electric power. The owner of the duplex unit is responsible for maintenance and repair of all utilities.

Recommended by the Planning Board

Zoning Amendment # 5:

Are you in favor of adoption of Amendment No. 4, as proposed by the Planning Board for the Town's Zoning Ordinance as follows?

In NZO **Article XVII-Administration, Section 2- Building Permit Required**, add the following sentence: The Town's Building Inspector shall have the authority to require a certified foundation plan and a certified plot plan, when in his opinion, such documentation is necessary. The Building Inspector may exercise this authority when there is a concern regarding the building's proximity to side, rear and front setbacks, wetlands, floodplain, shoreline and other sensitive areas.

Recommended by the Planning Board

Zoning Amendment # 6:

Are you in favor of adoption of Amendment No. 6, as proposed by the Planning Board for the Town's Zoning Ordinance as follows?

Clarify NZO Article VI Non- Conforming Property, Section 1 by adding the clarification in the second sentence.

SECTION 1 - Expansion: Non-conforming uses and non-conforming structures shall not be enlarged, expanded or extended. Otherwise conforming uses and conforming structures on land smaller than the minimum lot size specified in Table VI-1 may be enlarged subject to meeting all other ordinance requirements.

Recommended by the Planning Board

Zoning Amendment # 7:

Are you in favor of adoption of Amendment No. 7, as proposed by the Planning Board for the Town's Zoning Ordinance as follows?

In NZO Article IV General Provisions add a new Section 12:

Section 12 – Land Disturbance: For any land disturbance such as building construction, redevelopment, excavation, earth removal, filling of land, disturbance of wetlands and the like, the applicant and or property owner shall ensure that there will be no increase in water runoff on to any abutting property. Any change in elevation requires written approval from the Building Inspector or Planning Board. This provision will be a condition of approval for a subdivision plan, site plan and building permit.

Recommended by the Planning Board

Zoning Amendment # 8:

Are you in favor of adoption of Amendment No. 8, as proposed by a citizens' petition to amend the Newington Building Code, Section 9, Swimming Pools, to add such language in italics and quotation marks below:

Any pool designed for swimming shall be completely fenced with a fence at least four feet in height. The gate or access to the fence area shall be locked at all times that the pool is unattended "*or a swimming pool with a power safety cover complying with ASTM F 1346 as an authorized exception*".

Not recommended by the Planning Board

