

Newington Site Plan Review Regulations AMENDMENTS 2021

Amendments are depicted in **BOLD ITALICIZED UNDERLINED FONT - Section 14 C) & D).**

SECTION 14 – Parking Lot Design Requirements:

- a) A minimum eight (8) foot wide planting median shall be provided between every other adjacent row of parking. Water quality swales or rain garden beds (if sheet flow is allowed) will be designed to promote detention time and infiltration. Soils must be designed for infiltration and evaluated for need of amendments. Overflow contingencies shall be provided and plumbed to adjacent drainage network if necessary.
- b) All areas that receive rainfall must be designed to drain within a maximum of 72 hours for vector control.
- c) The use of porous pavement is discouraged, however, where it is used it shall be considered impermeable and not considered as part of a Stormwater Management Plan. All pervious pavement shall be perpetually maintained in strict accordance with commonly accepted engineering / maintenance practices whether or not the pervious pavement was placed as part of a drainage system.
- d) Parking areas for agricultural uses where access to the general public is permitted by the Town (farm stands, outdoor education, etc. (agritourism)) shall comply with the following standards:
 - 1. An adequate amount of formal parking spaces shall be provided for the number of vehicles visiting the site.
 - 2. The Planning Board shall determine the amount of parking spaces required but in no case shall any agricultural operation have more than 10 parking spaces.
 - 3. All parking areas shall meet setbacks, and shall be connected to a public road with a driveway of adequate width built to a standard sufficient to handle the proposed level of traffic.
 - 4. All parking areas and driveway shall be paved.
 - 5. Driveways providing access to public parking areas shall be located to provide the sight distance required for the location including, but not limited to road geometry, nearby intersections and driveways, vegetation within the road ROW, and posted speed limits.

6. Parking lot lighting is discouraged, however, if the Planning Board permits the agritourism activities during evening hours, light shall be at the minimum accepted levels to allow the parking area to be used safely.
7. In cases where a proposed parking lot is located in close proximity to any residential structures, or as deemed necessary by the Planning Board, dense evergreen plantings shall be required to provide screening.
8. The Planning Board may require a long-term surety mechanism to remove and revegetate the parking lot if the agritourism operation is discontinued.