

Zoning & Building Code Amendments
to be on the
2021 Town Meeting Ballot
February 1, 2021

The Newington Planning Board voted to place the following seven (7) proposed 2021 amendments to the Newington Building Code and Zoning Ordinance on the Town warrant for action at the Town Meeting on Tuesday March 9, 2021 as follows:

ARTICLE 2: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #1:

Are you in favor of the adoption of Zoning Amendment #1 as proposed by the Newington Planning Board as follows: To provide the following references in Item XII - Floodplain Management: In Zone **AE** refer to the elevation data provided in the community's Flood Insurance Study and accompanying **Flood Insurance Rate Map (FIRM)**.

Explanatory Note: This amendment corrects a missing reference and adds the meaning of FIRM.

ARTICLE 3: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #2:

Are you in favor of the adoption of Zoning Amendment #2 as proposed by the Newington Planning Board as follows: Add a new Section to Article III, Section 9. b. as follows: **In the event that any land under the control of the Pease Development Authority (PDA) within the Town of Newington is transferred or sold to any entity other than the PDA, NO further development of any property may occur until such time as the Town of Newington adopts Ordinances and Regulations that address future development of land in Newington that was formerly under PDA Control.**

Explanatory Note: This amendment provides a mechanism for the Town to adopt ordinances and regulations as our current ordinances and regulations do not apply to property at Pease.

ARTICLE 4: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #3:

Are you in favor of the adoption of Zoning Amendment #3 as proposed by the Newington Planning Board as follows: Add a new Section to Article VII – Dimensional Requirements, by adding a new Section 2 as follows: **SECTION 2 – Maximum Length of Residential Roads: Dead end streets located in Residential Zoning Districts shall not exceed 1,500' in length measured along the centerline of the road commencing at the edge of pavement of the existing road to the farthest point of the cul de sac.**

Explanatory Note: The language in this amendment is the exact language currently in the Newington Subdivision Regulations, however, it was recommended that it be moved to the Zoning Ordinance with other Dimensional Requirements.

ARTICLE 5: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #4:

Are you in favor of the adoption of Zoning Amendment #4 as proposed by the Newington Planning Board as follows: Article III – Zoning Districts, Section 2.A. Description and Purpose: The *Office District* is a zone in which the principal use of the land is office buildings, research & development facilities, and light manufacturing. **The Office District, like the other commercial / non-residential zoning districts in Newington, was strategically located between other commercial zoning districts which allow for very intense industrial and commercial uses. The portion of this district on the Easterly side of the Spaulding Turnpike provides for a large geographical separation from the Residential District to provide an adequate buffer from the noise, light, traffic and noxious fumes associated with commercial and industrial operations. The separation of residential and non-residential uses has been supported by the Master Plan for decades through many revisions.** It is also the intent of the ordinance to encourage the provision of safe and convenient pedestrian access between the district's office buildings and nearby restaurants.

Explanatory Note: The language in this amendment better explains the purpose and intent of the Office Zoning District and why there are specific uses allowed in the zone that are designed to complement other similar uses.

ARTICLE 6: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #5:

Are you in favor of the adoption of Zoning Amendment #5 as proposed by the Newington Planning Board as follows: Article III – Zoning Districts, Section 3, A – Commercial District: Description and Purpose: The *Commercial District* is a mixed-use zone in which the principal use of the land is retail sales, office buildings, research & development facilities, and light manufacturing. **The Commercial District, like the other commercial / non-residential zoning districts in Newington, was strategically located between the Spaulding Turnpike and the Office District providing for a large geographical separation from the Residential District to provide an adequate buffer from the noise, light, traffic and noxious fumes associated with commercial and industrial operations within and adjacent to this district. The separation of residential and non-residential uses has been supported by the Master Plan for decades through many revisions.** The rationale for permitting non-retail uses in this predominately retail area is to reduce the district's traffic congestion and safety problems by encouraging land uses which generate lower traffic volumes.

Explanatory Note: The language in this amendment better explains the purpose and intent of the Commercial Zoning District and why there are specific uses allowed in the zone that are designed to complement other similar uses.

ARTICLE 7: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #6:

Are you in favor of the adoption of Zoning Amendment #6 as proposed by the Newington Planning Board as follows: Article III – Zoning Districts, Section 5.A – Description and Purpose: The "I" District is established as a zone in which the principal use of the land is for industry and associated uses. **The Industrial District, like the other commercial / non-residential zoning districts in Newington, was strategically located between other commercial and waterfront industrial zoning districts which allow very intense industrial and commercial uses and provides for a large geographical separation from the Residential District (excepting Patterson Lane which predated zoning in Newington) to provide an adequate buffer from the noise, light, traffic and noxious fumes associated with commercial and industrial operations. The separation of residential and non-residential uses has been supported by the Master Plan for decades through many revisions.** Certain open areas favorably situated with respect to transportation and containing other factors conducive to industrial development are also

included. This is for the purpose of reserving suitable land for the expansion of existing industry and location of new industry.

Explanatory Note: The language in this amendment better explains why the Industrial Zoning District is located where it is and why the District needs separation from dissimilar uses in other Zoning Districts. .

ARTICLE 8: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #7:

Are you in favor of the adoption of Zoning Amendment #7 as proposed by the Newington Planning Board as follows: Article XVIII – Workforce Housing Overlay District, Section 3 - The Workforce Housing Overlay Zoning District shall apply to the following lots in the Office Zoning District **on the West side of the Spaulding Turnpike:** Tax map lot 12-15, 12-16, and 12-13. **This area is adjacent to existing rural residential neighborhoods and has existing public water, sewer, and natural gas as well as access for emergency services. While Newington recognizes the need to support housing affordable for a workforce, such growth must be proportional to the town's small number of residents to not undermine the fundamental principles of sound growth adopted and followed in the town's Master Plans since the 1960's.** All uses permitted in the underlying zoning district shall continue to be allowed uses.

Explanatory Note: The language in this amendment only seeks to better explain why the Workforce Housing Overlay District was located on the West side of the Spaulding turnpike in close proximity to residential area of Town, and to clarify why the Overlay Zone was necessary.

