



# NEWINGTON

2010 - 2020 Town Plan of  
Conservation and Development



# Acknowledgements

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Preparation of this Plan was aided by a grant from the Connecticut Office of Policy and Management.



**Planning and Zoning Commission**

**Town of Newington  
131 Cedar Street  
Newington, CT 06111**

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Dear Newington Residents:

Thank you for your help in preparing your Newington 2020 Plan of Conservation and Development.

The Town Plan is Newington's official policy guide for future actions related to the physical development of the community.

The Commission held several public hearings on drafts of the Plan from October 14, 2009 through June 9, 2010. The comments and participation of residents and Town boards and commissions has shaped and focused the Plan's goal and strategies. The Plan was adopted on June 9, 2010 with an effective date of June 30, 2010.

The plan is general and long-range and provides a picture of how Newington wishes to develop in the future. While the identified strategies are intended to guide actions over the next 10 years or so, their outlook is even further into the future. As a policy document, the Plan provides a framework for how Newington should look and function, and it sets forth a schedule of strategies for realizing this vision.

The Plan will serve as a guide to conservation, development, and infrastructure strategies for Newington for the next 10 years or so.

Sincerely on behalf of the Newington Town Plan and Zoning Commission,

David Pruett, Chairman

# Introduction

# 1

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## Overview

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This Plan of Conservation, Development, and Infrastructure (also known as the Town Plan) is a guide to the future of Newington. It suggests ways to enhance the overall community and improve the quality of life of present and future residents. While the Plan is primarily focused on the physical development of Newington, it also considers the economic and social aspects of the community.

This Town Plan is an advisory document, not only to the Town Plan and Zoning Commission, but also to all other Town boards and commissions and Newington residents. It is intended to guide local activities and to provide a framework for consistent decision-making with regard to conservation, development, and infrastructure activities in Newington over the next decade or so.

## Trends and Opportunities

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This Town Plan presents a vision of Newington that is based on the following trends and opportunities:

- The limited supply of vacant developable land will limit the growth of the grand list.
- The reuse of existing commercial and industrial properties will be essential for continued grand list growth.
- Newington has been identified as a location that may benefit from long range plans for bus and rail transit options.
- With ninety-two percent (92%) of the land developed emphasis will be on protecting existing open space and creating additional protected open space.
- The majority of Newington's housing stock is over forty years old.
- By 2020, Newington's median age is projected to be 46 years and one-quarter of the population will be over 65 years old.
- Newington's residential neighborhoods should be protected from blight such as junk cars, illegal commercial uses and other negative nuisances which detract from the quality of residential living.

## 2020 Vision

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During the planning process, the following statements were crafted to summarize the overall vision for Newington in the year 2020:

### Vision Statements

Newington will protect its environmental resources, particularly its wetlands and Cedar Mountain. Identifying additional open space will be a priority as will the stewardship of the community's land resources. Newington will maintain its historic resources, housing stock, public buildings, parks, schools and infrastructure at the highest quality possible.

Newington will continue to be primarily a medium density single family owner occupied community, with safe neighborhoods and excellent community services.

Newington will place a high priority on the appearance of its Town Center; the vitality of the Center's businesses and services; the Center's location as the place for governmental and institutional buildings; and the Center's character and compact size which distinguish Newington as a small New England suburban community, boundaries which should not be expanded into adjacent residential areas.

Newington will continue to recognize that the quality of life in this community is influenced and enhanced by the non-residential land uses that support the Town's grand list. These uses are essential to a vibrant and economically successful community; changes in zoning districts will be evaluated based on the characteristics of the surrounding area.

Newington will use its location within the Capitol Region as an asset to encourage new development and the reuse of older sites in harmony with surrounding areas.

Newington Town Center



Residential Neighborhoods



## Purpose Of The Plan

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The Town Plan is Newington's official policy guide for future development related actions.

The Plan is general and long-range and provides a picture of how Newington wishes to develop in the future. While the identified strategies are intended to guide actions over the next 10 years or so, their outlook is even further into the future. As a policy document, the Plan provides a framework for how Newington should look and function, and it sets forth a schedule of strategies for realizing this vision.

## Authority For The Plan

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This Plan is adopted pursuant to Connecticut General Statutes Chapter 126, (CGS Section 8-23).

Among other things, this Statute requires that the Plan include the following components:

- Statement of policies, goals and standards for physical and economic development.
- Recommendations for the most desirable use of land for residential, recreational, commercial, industrial and other purposes.
- Consideration for the protection of existing and potential public surface and ground drinking water supplies.

To keep the public informed, the Commission will consider using data from the tax office, as well as other media methods, to announce proposed amendments to the Plan of Conservation and Development. Such notice shall be available at least 15 days prior to commencement of the Commission's public hearing.

Colorful Scene



Local Landmark



## Using The Town Plan

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This Plan is divided into sections that address the components of conservation, development, and infrastructure which, when combined, will influence Newington's physical, economic and social characteristics for the next decade.

Each component contains recommended policies and strategies which the Town Plan and Zoning Commission will use to guide future decision making.

The Plan should be used by the Town Plan and Zoning Commission when it makes decisions on:

- Zoning amendments for map changes, setting density standards, property use and building lot criteria.
- Preparing its advisory report to the Town Council when reviewing municipal improvement requests (as provided in CGS Section 8-24).
- Reviewing inter-town zoning and subdivision referral notices for advisory reports to the Capitol Region Council of Governments.
- Reviewing and commenting on the Capital Improvement Plan's recommended project schedule.

The Plan should also have relevance for the actions of other public bodies, such as the Town Council, for the acquisition or disposition of land and the funding of programs which further its recommended strategies.

Private sector decisions can likewise be guided by the vision presented in the Town Plan. The Plan is Newington's long range marketing document that provides an image of our community's strengths and where opportunities for development can be pursued by the private sector in harmony with the Town's future land use goals.

**Kelsey House**



**Eddy Farm**





# Conditions and Trends

# 2

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## Overview

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This chapter provides a general overview of conditions and trends affecting Newington at the time the Town Plan was being prepared.

## History of Newington

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While Native American tribes have inhabited North America for the past 10,000 years or so, European settlement of the area now recognized as Connecticut began in the 1630s at Windsor, Hartford, Wethersfield and Old Saybrook. The area we now know as Newington was part of a land “purchase” around 1665 and first settled by people from the Wethersfield colony after that time. Early settlers were generally subsistence farmers.

By 1708, these settlers had become frustrated over the rigors of travelling to Wethersfield each week to participate in religious and governmental meetings, especially during the winter months. Permission was granted in 1712 to establish a separate parish. Eventually, this new parish became known as Newington. Residents still had to travel to Wethersfield for town meetings.

This arrangement worked well for the next 160 years or so. Eventually, however, disagreements with Wethersfield over the use of tax revenues towards desired road improvements led to an effort to incorporate as a separate municipality. This petition was approved in 1871 and Newington became the 166<sup>th</sup> municipality in Connecticut.

The advent of the trolley car, bus service, and the automobile brought more growth in the early 20th century and Newington grew rapidly, especially after World War II. Newington’s geographical location in the center of the state, proximity to Hartford, plus great improvement in highways attracted many new residents and businesses over the years.

While population growth slowed in recent decades, Newington continues to evolve and adapt to address community needs.

# People of Newington

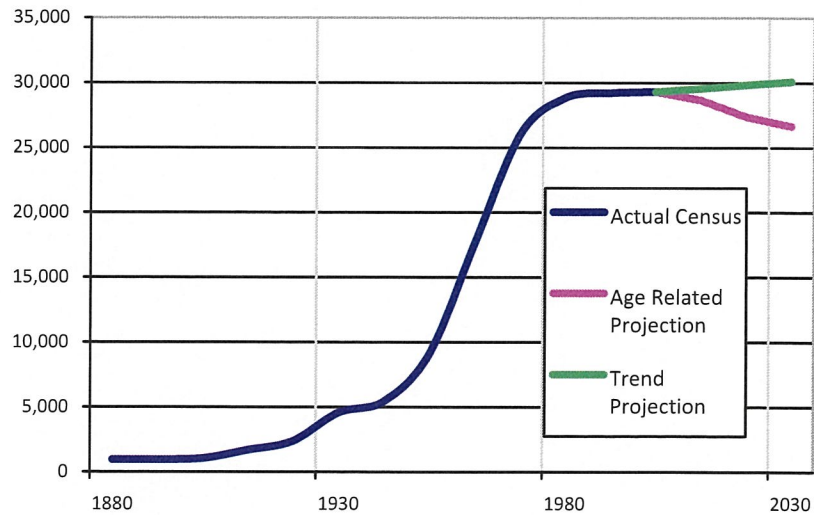
## Overall Growth Is Slowing

Looking back, Newington's has experienced two significant population growth periods. The first, between about 1900 and 1940, was a result of the availability of streetcar and bus service which connected Newington to jobs in surrounding communities. The second, from 1945 to 1975 or so, was the result of the automobile-driven suburban expansion which occurred following World War II.

However, growth has slowed in recent years due to limited land availability and future population estimates for Newington are not clear.

Some projections (based on recent trends) project that modest growth will continue through 2030 or so. Other projections, based on the likelihood of an aging population, suggest that population may decrease.

Population Growth (1880 - 2030)



Simply stated, some of the projections indicate that housing units in Newington will likely be occupied by smaller households in the future. Since the population of Newington is aging (as will be described later) and since older households tend to be smaller than younger households, this may be a natural progression of becoming a more mature community.

### Historic Population

Year	Population
1880	934
1890	953
1900	1,041
1910	1,689
1920	2,381
1930	4,572
1940	5,449
1950	9,110
1960	17,664
1970	26,037
1980	28,841
1990	29,208
2000	29,306

Historic - 1900 - 2000 Census

### Projections – State Data Center

Year	Population
2010	28,659
2020	27,365
2030	26,637

Projections – [www.ctsdc.uconn.edu](http://www.ctsdc.uconn.edu) with an adjustment for non-household population (group quarters)

### Projections – CTDOT

Year	Population
2010	29,550
2020	29,830
2030	30,100

Projections – ConnDOT LU-27C, 2008

## Age Composition Is Changing

Projected changes in Newington's age composition may be even more significant than the traditional focus on overall population numbers.

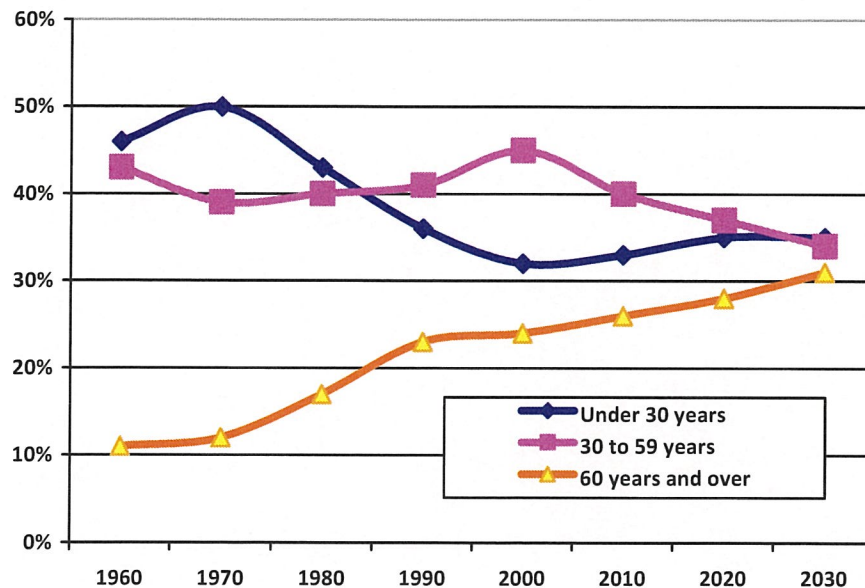
In 1970, since about 50 percent of Newington's population was under age 30, it is reasonable to conclude that the community was probably oriented towards the needs of younger families with children.

In the year 2000, about 45 percent of the population in Newington was aged 30 to 59. Since these age groups are typically younger families, the community was still oriented towards the needs of younger families with children.

However, looking ahead to the year 2030, Newington may be a different community. People in the "baby boom" generation (born between 1946 and 1965) will be over age 60 and there may be stronger interest in programs and activities for older residents. In fact, Newington may only be a few years away from persons over age 60 being the largest demographic group in Newington.

Overall, it is projected that the proportion of older age groups will increase in Newington as it will around the country. Where residents aged 60 and over were only about 12 percent of the Newington population in 1960, these age cohorts may constitute over 30 percent of the population in the year 2030.

Age Composition (1960 - 2030)



## Housing in Newington

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### Housing Growth Is Slowing

Due to the low availability of residentially zoned land, the rate of housing growth has slowed. The housing stock is close to full capacity. Any existing residentially zoned land that is now not developed should remain as currently zoned. This plan shall discourage any change from industrial, commercial and business zoned land to residential. Vacant residential land should stay as currently zoned, not changed to higher density.

**Historic Housing Stock**

Year	Units
1960	4,972
1970	7,655
1980	10,445
1990	11,609
2000	12,264

Historic - 1900 - 2000 Census.

While almost two-thirds of all housing is single family detached units, the other one-third consists of a variety of housing types. Most of Newington's housing stock is owner-occupied. About 60 percent of the Newington's housing stock was built between 1940 and 1980. The age and characteristics of this housing stock may be an issue for the community to address in the future.

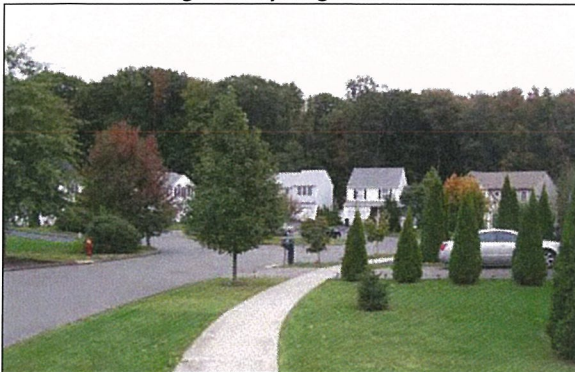
### Housing Affordability Continues To Be A Concern

Newington has a number of housing units that are naturally affordable since they rent or sell at prices that make them affordable to people earning less than the median income. These "NOAH" units (naturally occurring affordable housing) are a key asset for Newington.

However, studies by "HOME Connecticut" found that in 2005 and 2006, a household earning the median income in Newington could not afford a median sale price home in Newington. This was a result of housing prices and financing terms at that time.

Census data also indicates that there can be issues of affordability in Newington for households with lower incomes (the young and the elderly). Almost half of all households earning less than \$50,000 per year were spending more than 30 percent of their income on housing.

**Single Family Neighborhoods**



**Multi-Unit Housing**



## Economy of Newington

### Newington Is A Regional Economic Center

Newington is a major economic contributor in the region in several ways.

According to the Connecticut Economic Resource Center (CERC), Newington employers supported 17,664 jobs in the year 2007. Since there are about 16,649 Newington residents in the labor force, it can be seen that Newington is a “jobs exporter” to the region.

Unemployment Rate	
Newington	7.7%
Connecticut	8.5%
United States	9.7%

CT Dept. of Labor

Median Household Income	
Newington	\$71,496
Hartford County	\$63,239
Connecticut	\$67,236

DECD - CERC

Further, the Census of Retail Trade reports that retail sales in Newington were much higher on a per capita basis than for the State of Connecticut as a whole since Newington is a retail focal point for a larger region.

### Economic Growth Has Been Substantial

Although there have been fluctuations over time, Newington has experienced significant job growth since 1963. While early job growth in Newington was supported by “goods-producing” businesses, growth over the past 30 or 40 years has primarily been in “service-producing” businesses.

Employment Growth			
	Total Employment (Non-Agricultural)	Goods-Producing (Manuf. / Const.)	Service-Producing (Non-Manuf)
1963	8,035	4,402	3,633
1970	12,421	5,949	6,472
1980	13,400	5,740	7,660
1990	17,330	5,870	11,460
2000	18,070	4,540	13,530
2007	17,664	n/a	n/a

Connecticut Department of Labor, 1963 – 2000, CERC 2007

Local Business



Local Businesses



## Land Use in Newington

Overall, it is estimated that about 91 percent of the land area in Newington is developed or committed to different uses. Of the developed and committed lands, the largest category (44%) is used for residential purposes, mostly for single-family homes on individual lots. About 19 percent is used for business purposes and about 11 percent is used for open space purposes.

### Remaining Vacant Undeveloped Land

There are only 685 acres remaining which might be considered vacant and available for development. Approximately 63 percent, 433 acres, has development limitations which if protected could add an additional 5 percent open space.

The remaining developable vacant land is 252 acres, 3 percent of the Town's total area, with approximately 126 acres designated for residential uses and 126 acres for non-residential purposes.

**Table 1 - Land Use in Newington**

Land Use	Acres	% of Developed Land	% of Total Land
<b>Residential</b> Single Family = 2,862 acres / Multi-Family = (510 acres)	3,372	44%	40%
<b>Commercial / Industrial / Utility</b> Commercial = 782 acres / Industrial = 618 acres / Utility = 60 acres	1,460	19%	17%
<b>Open Space</b> Dedicated Open Space = 726 acres / Managed Open Space = 173 acres	899	12%	11%
<b>Community Facilities / Institutional</b> Community Facilities = 272 acres / Institutional = 495 acres	767	10%	9%
<b>Other</b> Roads, Utility Rights of Way (1,200 acres)	1,200	16%	14%
<b>Developed (committed land)</b>	<b>7,698</b>	<b>100%</b>	<b>92%</b>
<b>Vacant (uncommitted)</b> Approximately 433 acres have development limitations due to inland wetlands and flood hazards.	<b>685</b>		<b>8%</b>
<b>Total</b>	<b>8,383</b>		<b>100%</b>

Totals may not add due to rounding. Land use information from Newington and updated by Planimetrics.

### Definitions

**Developed Land** – land that has buildings, structures, or improvements used for a particular economic or social purpose (such as residential or institutional).

**Committed Land** – land that is used for a particular economic or social purpose (such as roads or open space).

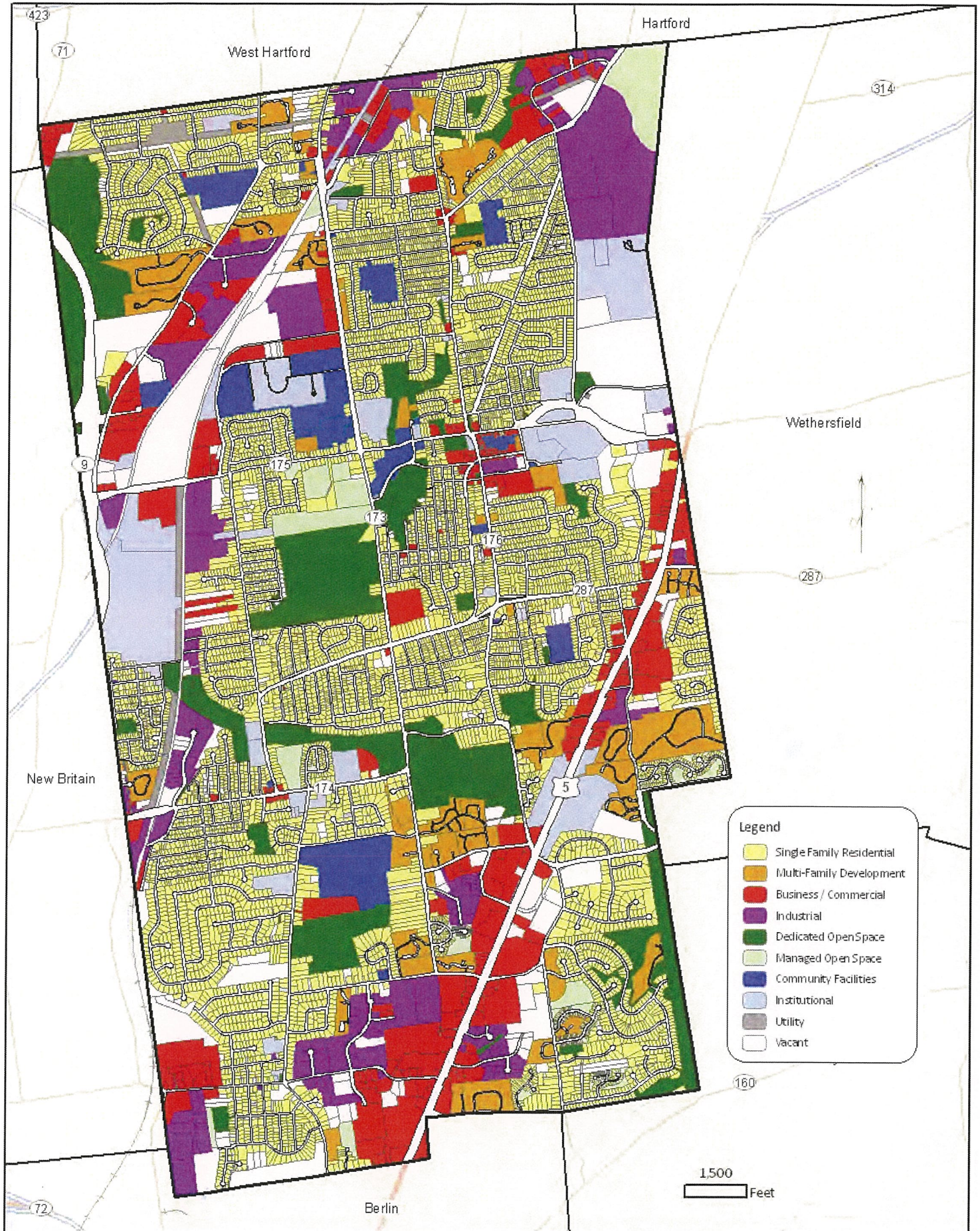
**Vacant Land** – land that is not developed or committed.

**Dedicated Open Space** - land owned by the Federal government, the State, the Town, land trusts, or conservation organizations intended to remain for open space purposes.

**Managed Open Space** - land owned by other organizations which is used for other purposes, but provides open space benefits.

# 2009 Land Use Map

Newington, CT



## Zoning in Newington

Newington is divided into zoning districts in order to manage land use activities.

The majority of land in Newington (57 percent) is zoned for residential uses – either as single family lots (4,035 acres) or as multi-family developments (726 acres).

About 25 percent of the land area (2,103 acres) is zoned for commercial, industrial, or mixed uses.

**Table 2 - Zoning Districts in Newington**

Land Use	Acres	% of Total Land
<b>Residential – Single Family</b>	<b>4,035</b>	<b>48%</b>
R-7 Residential (130 acres)		
R-12 Residential (2,510 acres)		
R-20 Residential (1,394 acres)		
<b>Residential – Multi-Family</b>	<b>726</b>	<b>9%</b>
RP Residential Planned (557 acres)		
RD Residential Designed (169 acres)		
<b>Commercial / Industrial / Mixed Use</b>	<b>2,103</b>	<b>25%</b>
I Industrial (1,002 acres)		
PD Planned Development (756 acres)		
B-BT Business Berlin Turnpike (155 acres)		
CD Commercial Development (73 acres)		
B Business (73 acres)		
B-TC Business Town Center (45 acres)		
<b>Other Zones</b>	<b>320</b>	<b>4%</b>
Public Land (320 acres)		
<b>Other Land</b>	<b>1,200</b>	<b>14%</b>
Right of Way (1,200 acres)		
<b>Total</b>	<b>8,383</b>	<b>100%</b>

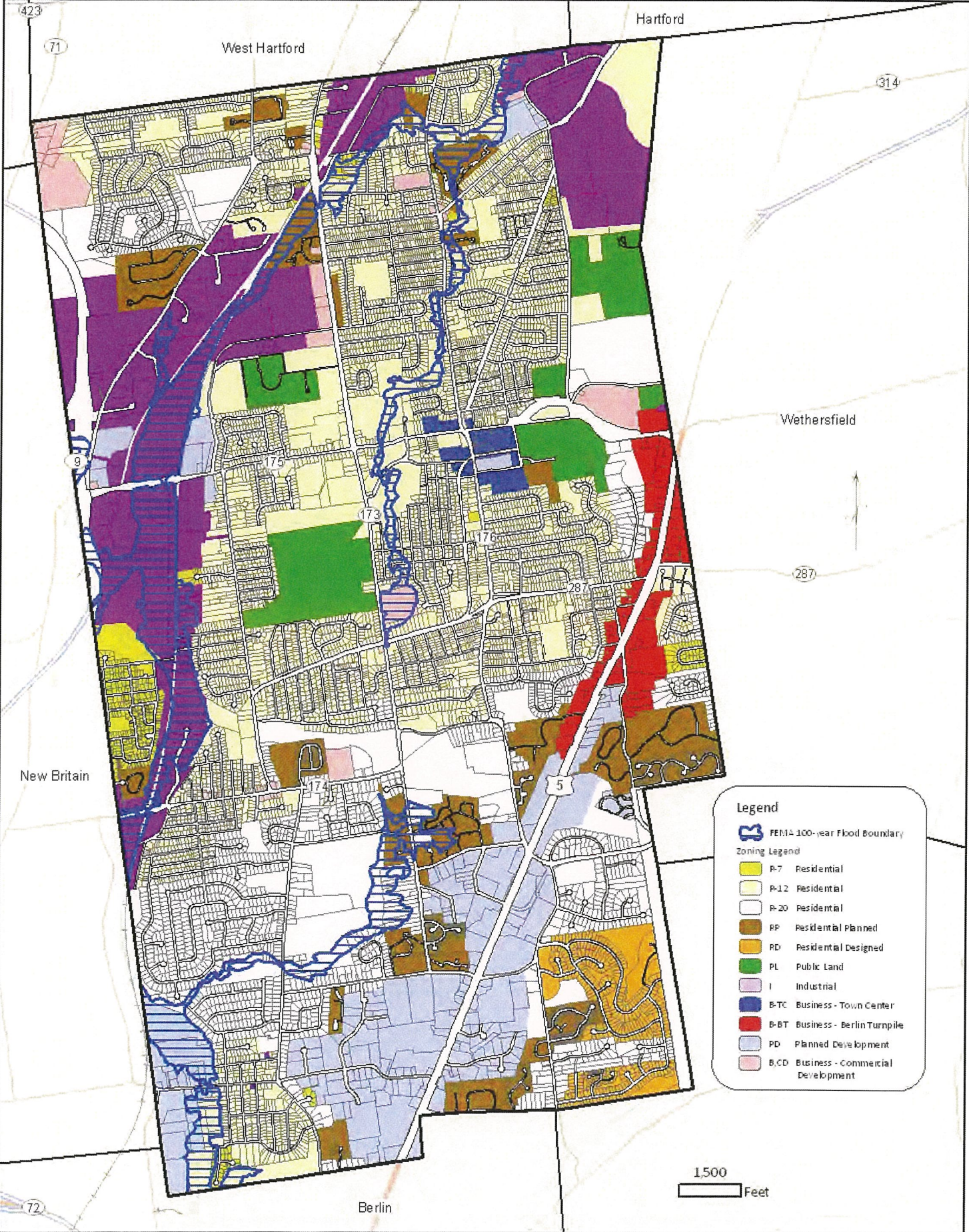
Totals may not add due to rounding.

Land use information from Newington and updated by Planimetrics.



# 2009 Zoning Map

Newington, CT

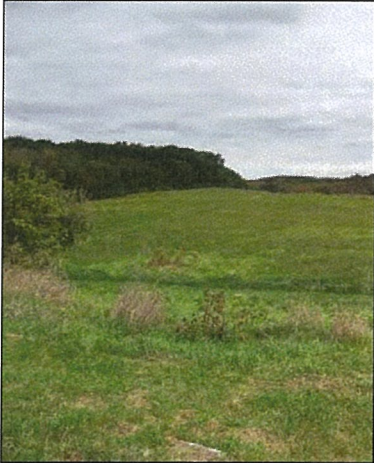


# Plan Approach

The Town Plan has been organized around three main themes which are intended to organize the overall approach to guiding the future of Newington:

Theme	Description	Contents
<b>Conservation</b>	Strategies to protect and preserve natural resources, wetlands, watercourses, flood-plains, steep slopes over 15 percent which are important to overall community health, character, and quality of life	Natural Resources Open Space Community Assets
<b>Development</b>	Strategies to guide and manage growth and development in ways which will enhance Newington and help meet community needs	Community Structure Town Center Residential Development Business Development
<b>Infrastructure</b>	Strategies to provide for services and facilities which are desired or needed	Community Facilities Transportation Utilities

**Conservation**



**Development**



**Infrastructure**



# Conservation Strategies

# 3

## Overview

This section of the Town Plan outlines strategies to protect those natural resources, wetlands, water-courses, floodplains, steep slopes over 15 percent which Newington residents feel should be preserved or conserved in Newington while growth and change occurs in the future.

Conservation issues are addressed early in the Town Plan since it is important to identify those resources that the community wishes to preserve and protect before making decisions about development or other strategies.

### Conserving Special Resources



## Natural Resources

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### General Goals

Ensure that environmentally significant areas are preserved in their natural condition and provide limited passive recreational and/or educational uses such as hiking, non-motored biking, cross country skiing, fishing, picnicking and nature interpretation.

Protect groundwater and streams from degradation and direct discharges and non point sources of pollution.

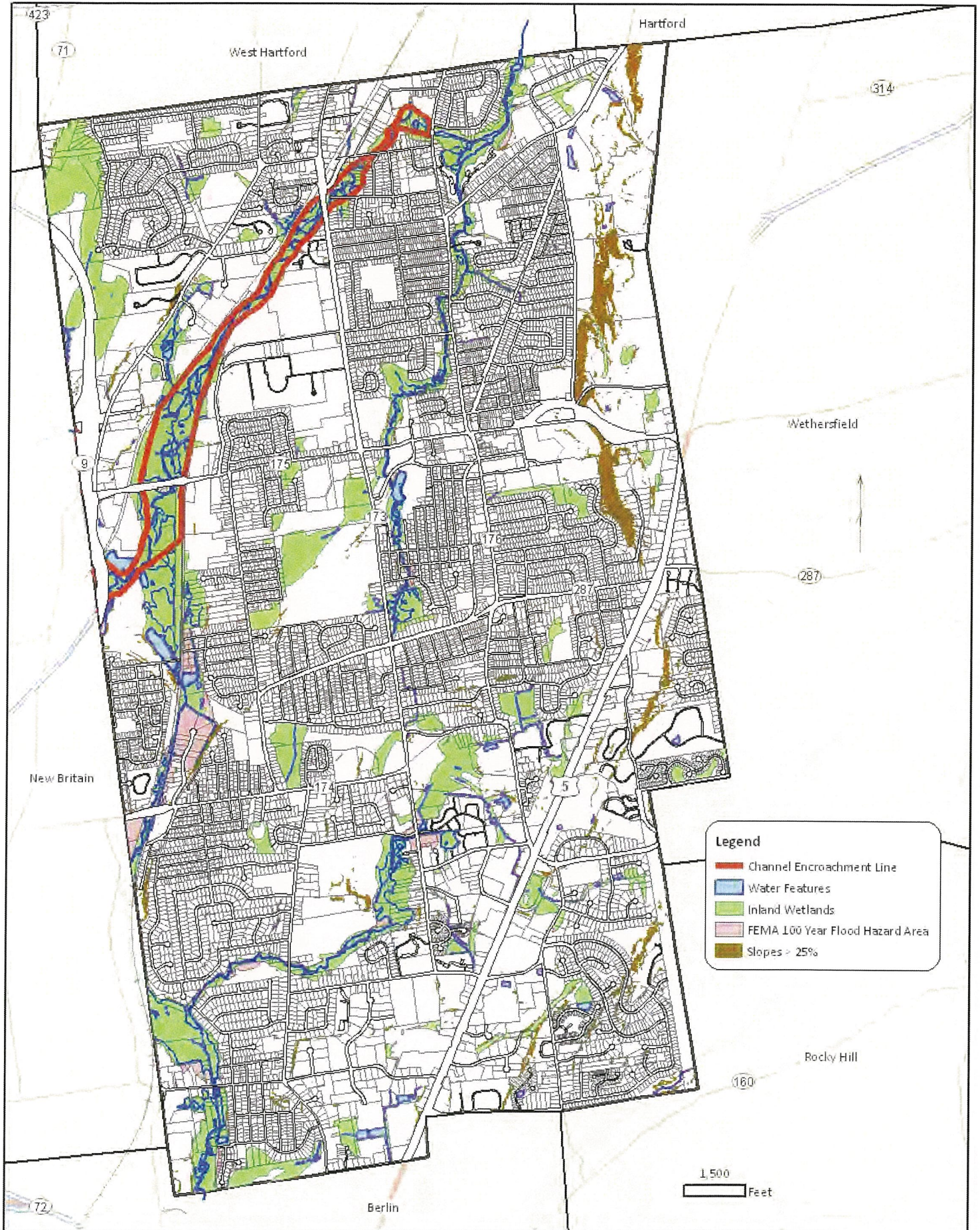
### Strategies:

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1. Protect important natural resources such as watercourses, wetlands, steep slopes, ridgelines, floodplains, and floodways.
2. Collaborate with other organizations (conservation organizations, land trusts, etc.) to protect important natural resources.
3. Implement rules and practices that will preserve and enhance water quality.
  - a. Educate residents about sources of water pollution and effective strategies to prevent it.
  - b. Implement "low impact development" techniques which will protect water quality and manage water quantity.
  - c. Enforce soil erosion and sedimentation control measures during construction.
  - d. In new development, require provision of storm water control structures which separate silts, sands, and other pollutants.
  - e. Clean catch basin and storm water channels of debris on a regular basis.
  - f. Prevent and remediate any type of groundwater pollution or impairment of water quality.
  - g. Catalog information about commercial underground fuel storage tanks in order to protect water quality and use Building Department permit tracking software to share data among Town Departments.
  - h. Amend the Zoning Regulations to incorporate an impervious coverage standard to control rain water runoff from roofs, roads and parking lots.
  - i. Develop a program that permits, with Conservation Commission's wetland approval, the cleaning of streams of debris, fallen trees and silt.
4. Develop standards for slope control and stabilization to mitigate rock faces and replanting of open space buffers.

# Natural Resources Plan

Newington, CT



## Open Space and Greenways

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### General Goal

Create a Town-wide open space network that protects environmentally sensitive areas and provides residents with a sense of space and relief from intensive development found in older suburban communities and protect the small town character that is here now.

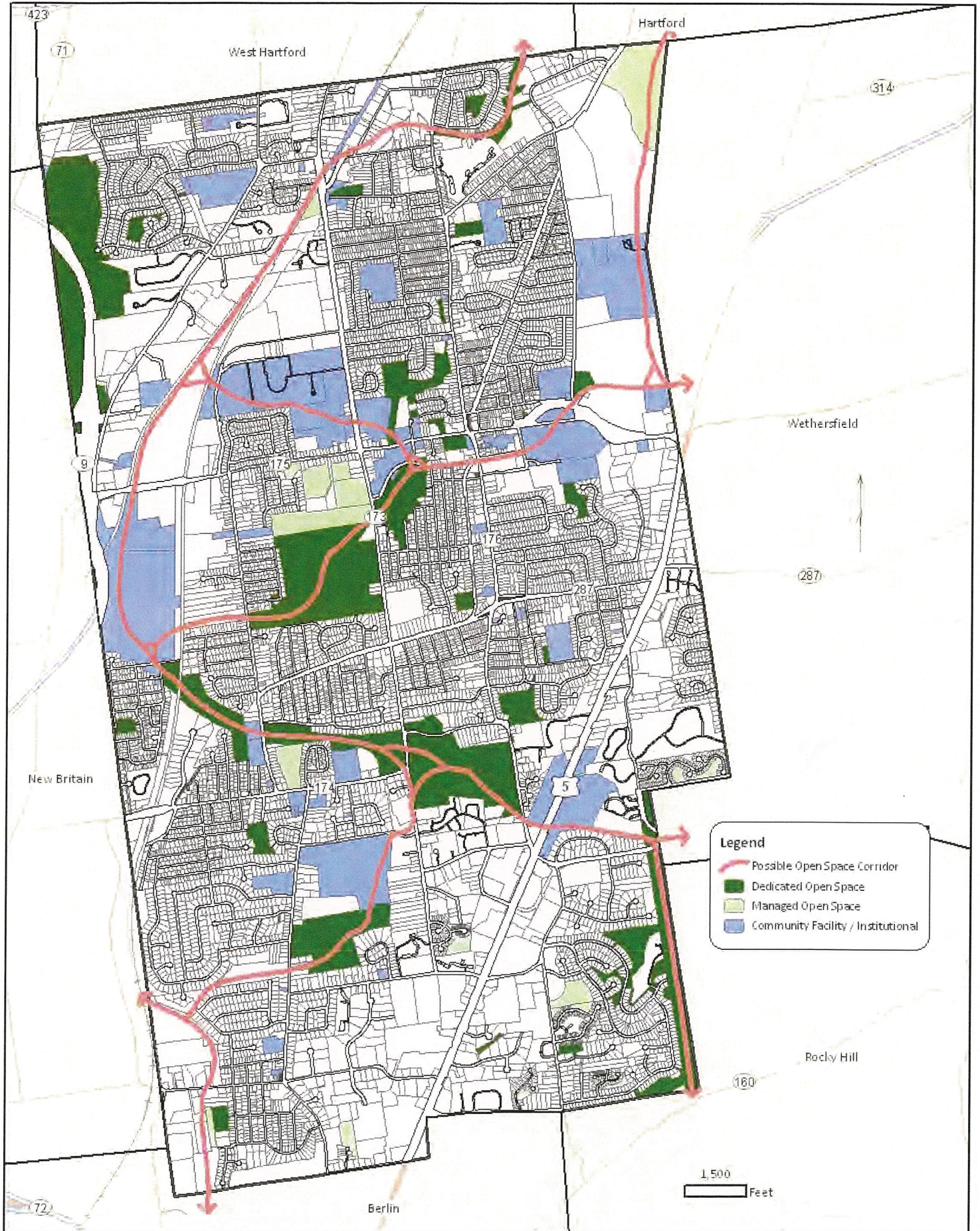
### Strategies:

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1. As shown on the map on the facing page, strive to link open space areas together as greenway corridors throughout the community.
2. Use existing public lands, agreements to allow use of institutional lands, and the development review process to develop open space linkages as shown on the Open Space Plan.
3. Seek to re-establish a trail committee to oversee the establishment and maintenance of trails (including maintenance of some portions by residents and/or businesses).
4. Investigate options for raising funds to acquire significant parcels of land for open space and greenway trails for use by future Newington generations.
5. Emphasis should be placed on the preservation of Cedar Mountain as open space with priority directed towards protecting inland wetlands and slopes over 15 percent.
6. Seek to establish a hierarchy of trail treatments as appropriate for different areas and projected usage:
  - a. Paved on-street and off-street trails (major routes).
  - b. Stone dust (secondary routes).
  - c. Dirt (local routes)
7. Support the establishment of a local land trust or other organization to assist in the preservation of open space and the creation of greenway corridors.
8. Consider modifying local regulations to give a lot size exception and coverage bonus for properties that dedicate lot area to the establishment of greenway trails desired by the Town of Newington.
9. Preserve the undeveloped steep slopes along the western Ridgeline of the Cedar Crest Hospital and limit site changes to the footprint of existing building and parking lots.
10. Apply for state and federal open space grants to acquire the western steep slopes of privately owned vacant ridgeline properties along Cedar Mountain.
11. Establish buffer setback standards for the preservation of the natural contours adjacent to the Old Highway greenway corridor.
12. Encourage the Town Council to make annual appropriation to the Land Acquisition Fund, Article V, Section 48-18, Newington Code of Ordinances.

# Open Space Plan

Newington, CT



## Community Assets

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### General Goal

Preserve and enhance those things, both physical and otherwise, which contribute to the overall character of Newington and the sense of community and small town character.

### Strategies:

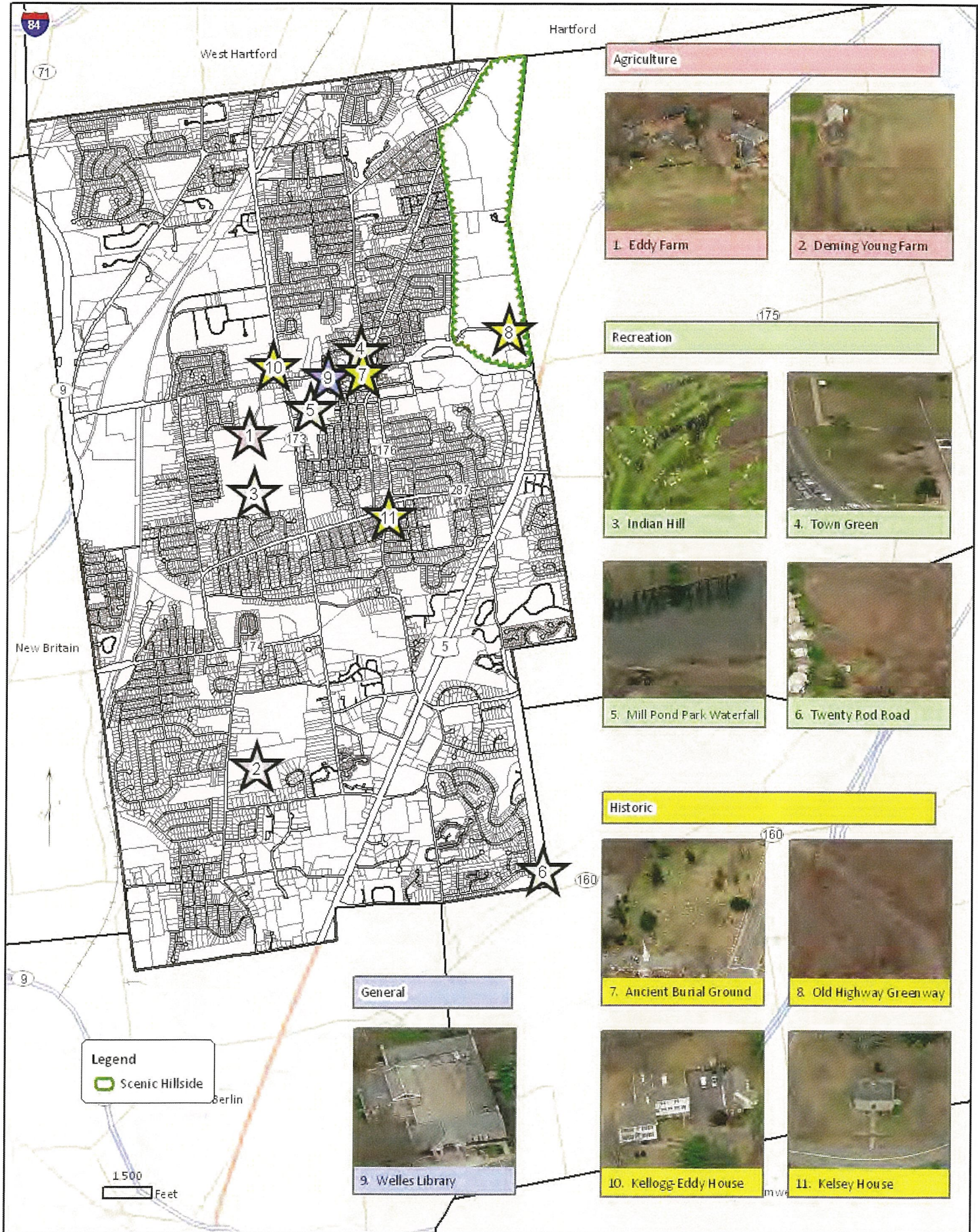
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1. Cedar Mountain should be preserved from development.
  - a. Use conservation easements to protect steep areas in excess of fifteen percent (15%) slope.
  - b. Revise Zoning and Subdivision regulations to clearly state that steep areas in excess of fifteen (15) percent slope shall not be counted in density calculations for development purposes.
  - c. Seek open space grants.
2. Develop a street tree planting and maintenance program that is sensitive to utility service constraints and the Town's limited financial resources.
3. Continue to enforce the Subdivision Regulations requirement for underground utilities.
4. Seek to establish "gateway" features at appropriate places in Newington.
5. Continue to implement enforcement programs using the building, housing and fire codes as positive tools to maintain property values.
6. Implement the junk car ordinance and offer property owners assistance in removing unused vehicles.
7. Offer residents low interest rehabilitation loan funds through continued participation in the Connecticut Department of Economic and Community Development Small Cities program.
8. Adopt a property maintenance ordinance setting standards for both blighted structures and clean-up of unkempt parcels.
9. Develop walking and biking trails with the assistance of the business community for the benefit of residents.



# Community Character Plan

Newington, CT



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# Development Strategies

# 4

## Overview

In the Town Plan, “development” issues are the key issues to be addressed. After all, how Newington wants to grow or change in the future is an important consideration for residents and property owners.

### Guiding Growth and Change



## Community Character

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### General Goal

Locate development in places and at densities which support the desired overall character of Newington:

- A variety of mixed land uses near the intersection of Main and Cedar Streets that strengthen Town Center businesses.
- Smaller mixed land uses adjacent to future transit stations when they are established.
- The low supply of vacant useable land will require the careful reuse of older obsolete commercial properties for continued grand list growth.

### Strategies:

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1. Maintain and strengthen the existing Newington Town Center.
2. Establish “transit-oriented sites” at appropriate locations when transit stations have been established.
3. Allow for compatible development and redevelopment along the Berlin Turnpike.
4. Protect residential neighborhoods and transitional areas adjacent to commercial properties with increased landscaped buffers and use controls to mitigate potential nuisances.
5. Enhance and improve the appearance and quality of development at major commercial gateways: Cedar/Fenn, Berlin Turnpike/Rowley and Berlin Turnpike/Russell Road.

Cedar / Fenn Gateway



[www.bing.com/maps](http://www.bing.com/maps)

Berlin Turnpike / Russell Road Gateway



[www.bing.com/maps](http://www.bing.com/maps)

# Community Plan

Newington, CT



## Opportunity Sites

### General Goal

Seek to maximize possibilities at “opportunity sites” to accomplish the overall goals of the Town Plan and promote appropriate conservation and development that retains Newington’s small town character with emphasis on the reuse and redevelopment of existing sites.

### Strategies:

Strategies for the different opportunity sites are contained within the other sections of the Town Plan.

Hartford Hospital – Newington Campus  
(opportunity site #13)



Newington Center  
(several opportunity sites)



Newington Junction Area  
(opportunity site #1)

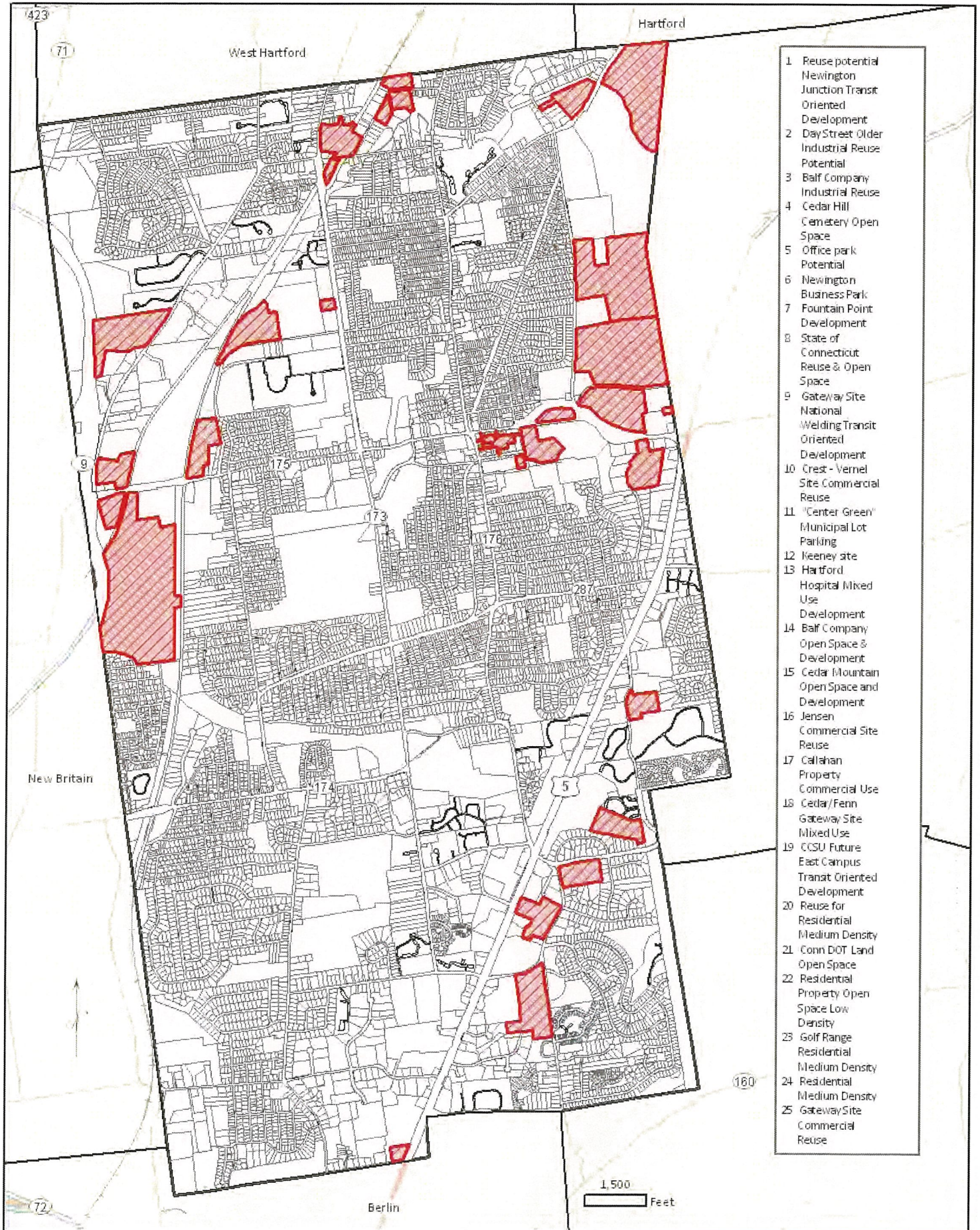


National Welding Site  
(opportunity site #9)



# Opportunity Sites

Newington, CT



- 1 Reuse potential Newington Junction Transit Oriented Development
- 2 Day Street Older Industrial Reuse Potential
- 3 Balf Company Industrial Reuse
- 4 Cedar Hill Cemetery Open Space
- 5 Office park Potential
- 6 Newington Business Park
- 7 Fountain Point Development
- 8 State of Connecticut Reuse & Open Space
- 9 Gateway Site National Welding Transit Oriented Development
- 10 Crest - Vernel Site Commercial Reuse
- 11 "Center Green" Municipal Lot Parking
- 12 Keeney site
- 13 Hartford Hospital Mixed Use Development
- 14 Balf Company Open Space & Development
- 15 Cedar Mountain Open Space and Development
- 16 Jensen Commercial Site Reuse
- 17 Callahan Property Commercial Use
- 18 Cedar/Fenn Gateway Site Mixed Use
- 19 CCSU Future East Campus Transit Oriented Development
- 20 Reuse for Residential Medium Density
- 21 Conn DOT Land Open Space
- 22 Residential Property Open Space Low Density
- 23 Golf Range Residential Medium Density
- 24 Residential Medium Density
- 25 Gateway Site Commercial Reuse

## Town Center

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### General Goals

Maintain and enhance a vital, useful and functional Town Center.

Encourage development (business and mixed use) in the Town Center area in a manner which is pedestrian-friendly, compatible with the Center's compact size and sensitive to adjacent residential neighborhoods.

### Strategies:

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#### Overall Scale

1. Maintain the Town Center as a consolidated area with a scale and density of land uses that distinguish it from surrounding areas.

#### Extent

2. Limit the Town Center to the present B-TC Zone District with potential future expansion: Eastward along Constance Leigh Drive for mixed use development on Hartford Hospital property (opportunity site #13).
3. Designate the area around Town Hall as the government service center for the library, police department, senior center, age-restricted senior housing and Mill Pond Park:
  - a. Develop a master plan for Mill Street that improves pedestrian access between uses (library and town hall), calms traffic and increases public parking coordinated with the library's future expansion.
  - b. Use design themes consistent with Town Center to create a unified and cohesive identity.
  - c. Evaluate opening Mill Street to Cedar Street once the library parking and access is consolidated on the east side of Mill Street stressing the safety of pedestrians and traffic calming.

Newington Center



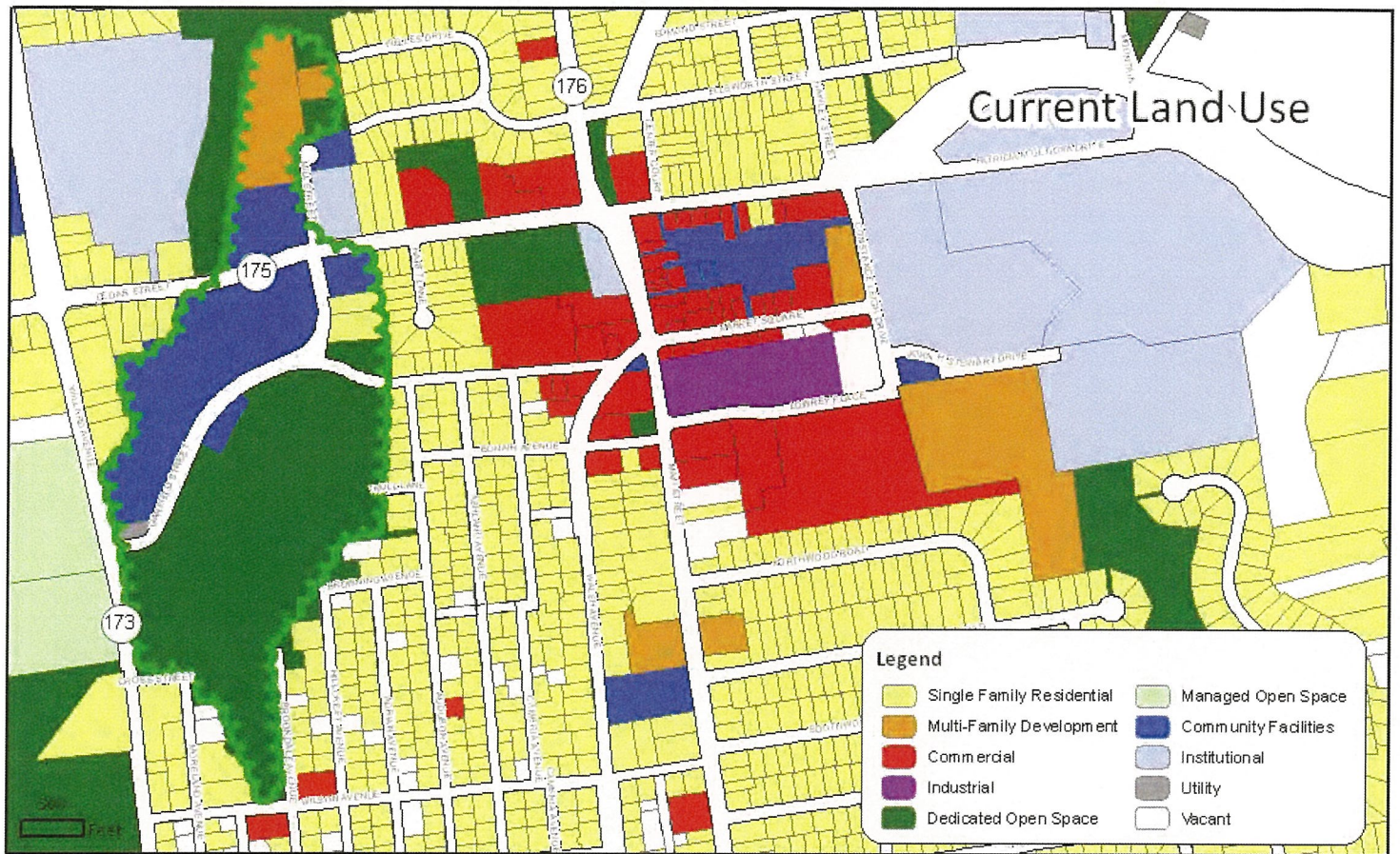
Streetscape Improvements





# Town Center

Newington, CT



### **Scale, Mix of Uses and Building Height**

4. Continue to encourage a mixture of small-scale business (specialized retail stores, personal services, business offices, medical offices, banking and restaurants) and governmental uses within the Town Center.
5. Allow residential units on second and third floors of commercial structure as subordinate to street level commercial uses.
6. Create a Special Design Development District to guide the development of the area immediately east of the Town Center (the Hartford Hospital property) since this area is critical to the long range vitality of Newington's Town Center (opportunity site #13).
  - a. Regulate mixed use development projects within this new district through a special exception / site plan procedure.
  - b. Buildings should face the public street with parking behind, screened from the adjacent streets.
  - c. Guide building design compatible with Town Center design standards.
7. Scale, height and land uses at the perimeter of the Town Center should be sensitive to adjacent residential neighborhoods. Maximum building height in the Town Center should not exceed three stories.
8. Work with the US. Postal Service to ensure that the Post Office remains within the Center and is modernized to provide more convenient mail drop offs and better customer parking.

### **Design Guidelines**

9. Continue to maintain the "village district" as authorized by CGS 8-2j in order to protect and enhance the character of the Town Center area.
10. Continue to promote implementation of the Town Center Design Guideline for new and redeveloped properties using the provisions of the special exception overlay district.
11. Where existing older buildings within the Town Center are being re-used or re-modeled, the original character of the façade and streetscape should be retained, restoring and re-using original materials where possible.
12. Where "infill buildings" are proposed within the Town Center, the new building should be compatible to adjacent existing structures and the streetscape.

### **Supportive Organizations**

13. Review the requirements for participation in the National Main Street Program and determine the pros and cons of this program, in cooperation with the business sector and Town Center property owners.

### **Streetscape Improvements / Pedestrianism**

14. Town Center public improvements (sidewalks, lighting, street trees, streets/curbing signage etc.) should be of the highest quality and consistent in design theme as the streetscape along Main Street.
15. Streetscape improvements should encourage pedestrian use.
16. Request the Connecticut Department of Transportation to approve traffic calming techniques at crosswalk locations along Main Street and Cedar Street.
17. Continue to seek Small Town Economic Assistance Program (STEAP) grants to complete streetscape along Market Square and Lowrey Place with connections along Main Street and Constance Leigh Drive and into the municipal parking.
18. Around the municipal parking lot, improvements to the rear facades of commercial buildings should be encouraged as well as walkways from both Town parking and private parking lots to adjacent streets (opportunity site #11).
19. Between Lowrey Place and Market Square, and the Municipal Parking lot and Main Street, create a pedestrian walkway system that links parking and businesses together.

### **Parking**

20. Evaluate Town Center parking requirements and permit lower parking ratios if the land uses comply with design guidelines, joint use and time-of-day shared parking.
21. Support the economic vitality of the Town Center by providing free public parking.
  - a. Use Zoning Regulations and Town maintenance incentives to secure additional private property donations for public parking, such as along the rear of Market Square.
  - b. Where appropriate, continue the Town's long range program for deeding land for municipal parking lot improvement and expansion.

### **Community Events**

22. Promote Market Square and the Municipal Parking Lot as the Town Center's principle pedestrian location for large public events (opportunity site #11).
23. Continue to support and facilitate the successful efforts of the Water Fall Festival, the Chamber of Commerce programs and the Downtown Business Association to promote the Town Center as the premier location for year round community events.

## Residential Development

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### General Goals

Provide housing options for a variety of household types, sizes, ages, abilities, tenures, and income groups within safe and stable neighborhoods.

Protect and conserve the quality of existing housing stock from neglect, incompatible neighboring uses and disinvestment.

Maintain quality residential neighborhoods by avoiding the intrusion of non compatible uses and non residential traffic; plan with sufficient buffers adjacent to commercial uses.

### Strategies:

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#### Overall Density

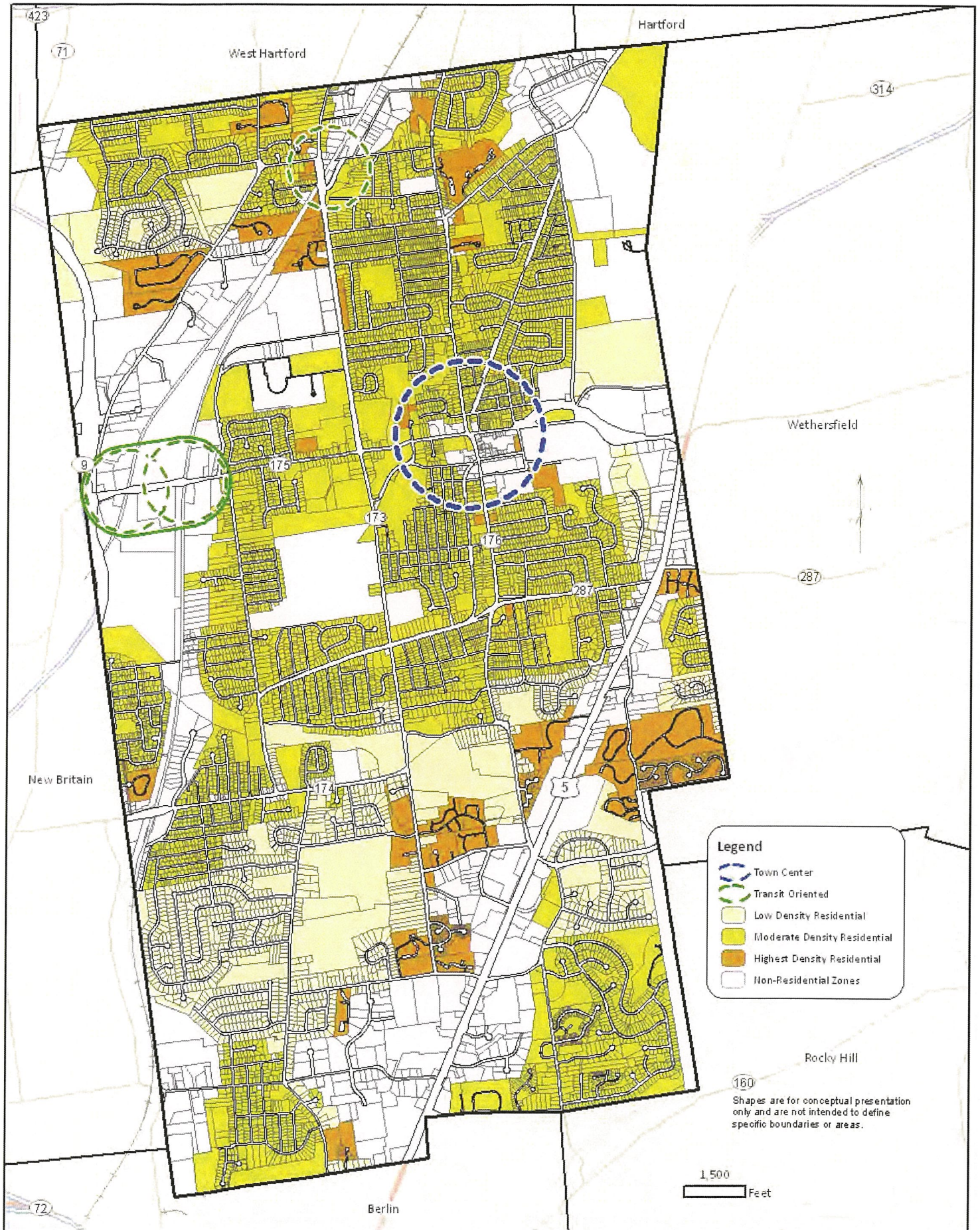
1. Maintain Newington as a predominately a medium density (12,000 sq. ft. lots) single-family owner-occupied community.
2. To guide development east of Mountain Road consider the adoption of design standards that preserve sensitive slopes and directs development to better suited terrain.

#### Protect Neighborhoods

3. Maintain residential district boundaries and protect residential properties from commercial encroachment.
4. Buffer residential properties from non-residential uses and transitional areas with landscaped buffers and use controls to mitigate potential nuisances.
5. Review standards for buffer areas between residential and non residential uses and strengthen where needed (along the Berlin Turnpike where single family uses abut commercial zones).
6. Use Newington's Capital Improvement Program expenditures to maintain the quality of neighborhood parks, streets, sidewalks and storm drainage systems within residential areas.
7. Support the adoption of a Property Maintenance Ordinance as an additional option to protect the quality of residential neighborhoods.
8. Maintain residential zone densities that are representative of existing neighborhood land use patterns.

# Residential Development Plan

Newington, CT



### **Support Housing Quality**

9. Offer residents low interest rehabilitation loan funds through continued participation in Connecticut Department of Economic and Community Development Small Cities program.
10. Use the educational and enforcement resources of the Central Connecticut Health District and Building Department to help single family and multi family property owners reduce environmental health hazards.

### **Housing Opportunities / Diversity**

11. Encourage the provision of “naturally occurring affordable housing” units (which may not be deed restricted, but which meet the market criteria for purchase or rent by low and moderate income families) in Newington.
12. Expand the supply of affordable housing for the elderly by development of sites near the Town Center.
13. Continue to assess the special housing needs of the growing elderly population.
14. Use incentive housing zone Special Exception criteria to increase affordable housing for the elderly, persons with disabilities, and veterans and provide supportive services for these population groups.

**Residential Neighborhood**



**Residential Neighborhood**



## Business Development

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### General Goals

Develop a range of uses that ensure an adequate supply of land for commercial and industrial purposes.

Where appropriate reuse and redevelop existing commercial properties to take advantage of good locations and utility services.

Ensure that commercial and industrial areas are fully serviced with public utilities and adequate roadway capacity to accommodate future growth.

Encourage the development of a wide range of retail business services and industrial sector land uses which will strengthen and broaden Newington's tax base and employment opportunities without adversely impacting residential areas.

### Strategies:

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#### Industrial Areas

1. Develop design plans for older industrial areas (Holmes Road, North Mountain Road, Day Street) that illustrate both visual improvements as well as better functional layout of off site parking and loading access (opportunity sites #2 and #3).
2. Revise the Zoning Map to eliminate obsolete industrial districts that are no longer applicable because of public acquisition, permitted commercial uses in existence, or other reasons (such as the industrial classification for the Twin City Plaza on New Britain Avenue).
3. Protect industrial areas from encroachment by non industrial uses which reduce the available supply of industrial land and sometimes result in non compatible neighboring uses.
4. Review land uses permitted within industrial zone districts and eliminate or restrict by special exception uses which do not strictly serve an industrial purpose.
5. Increase the Town's supply of industrial land by the reuse and more efficient design of older industrial areas.
6. The rezoning of the National Welding property should be considered to be changed to the Planned Development District. This unique property is at the gateway location adjacent to the proposed Hartford-New Britain busway. The reuse and redevelopment of this property will be taken into consideration based on the merits of economic development that is compatible with the surrounding area.

### **Areas East of Town Center**

7. Treat the existing vacant property along the north side of East Cedar Street (opportunity sites #14 and #15) as currently zone where important issues related to future land uses on this parcel are:
  - a. control the height, placement and appearance of structures to preserve the open space quality of the Cedar Mountain ridgeline.
  - b. storm water management,
  - c. safe access and traffic, and
  - d. public water service.
8. The parcels near the intersection of East Cedar Street and Russell Road (opportunity sites #15 and #17) are important to the successful development of the adjacent land along the ridgeline and important considerations in the long range reuse of this area are:
  - a. improvement to the Berlin Turnpike exit/access ramp system,
  - b. control of access along East Cedar Street by a "single point" traffic signal, curb cut closures and interconnections between sites, and
  - c. promote land uses that are low traffic generators.

### **Route 9 / Cedar Street Business Areas**

9. Control the development of the former 291 corridor land along the Newington/New Britain boundary for CCSU's "East Campus" stressing traffic and pedestrian safety as well as the environmental limitations of this property's wetlands and flood hazard areas. (opportunity site #19).
10. In cooperation with CCSU and appropriate State agencies, develop a master plan that could provide for increased grand list growth potential through a public/private partnership based on the concepts of transit oriented development.
11. Create an interchange design district zone for the Cedar / Fenn area that would permit by Special Exception transit related development for both residential and commercial uses (opportunity sites #9 and #18).
12. Promote office park development rather than industrial development for the 35-acre tract adjacent to Route 9 that fronts on Fenn Road, north of Ella Grasso Boulevard (opportunity site #5).

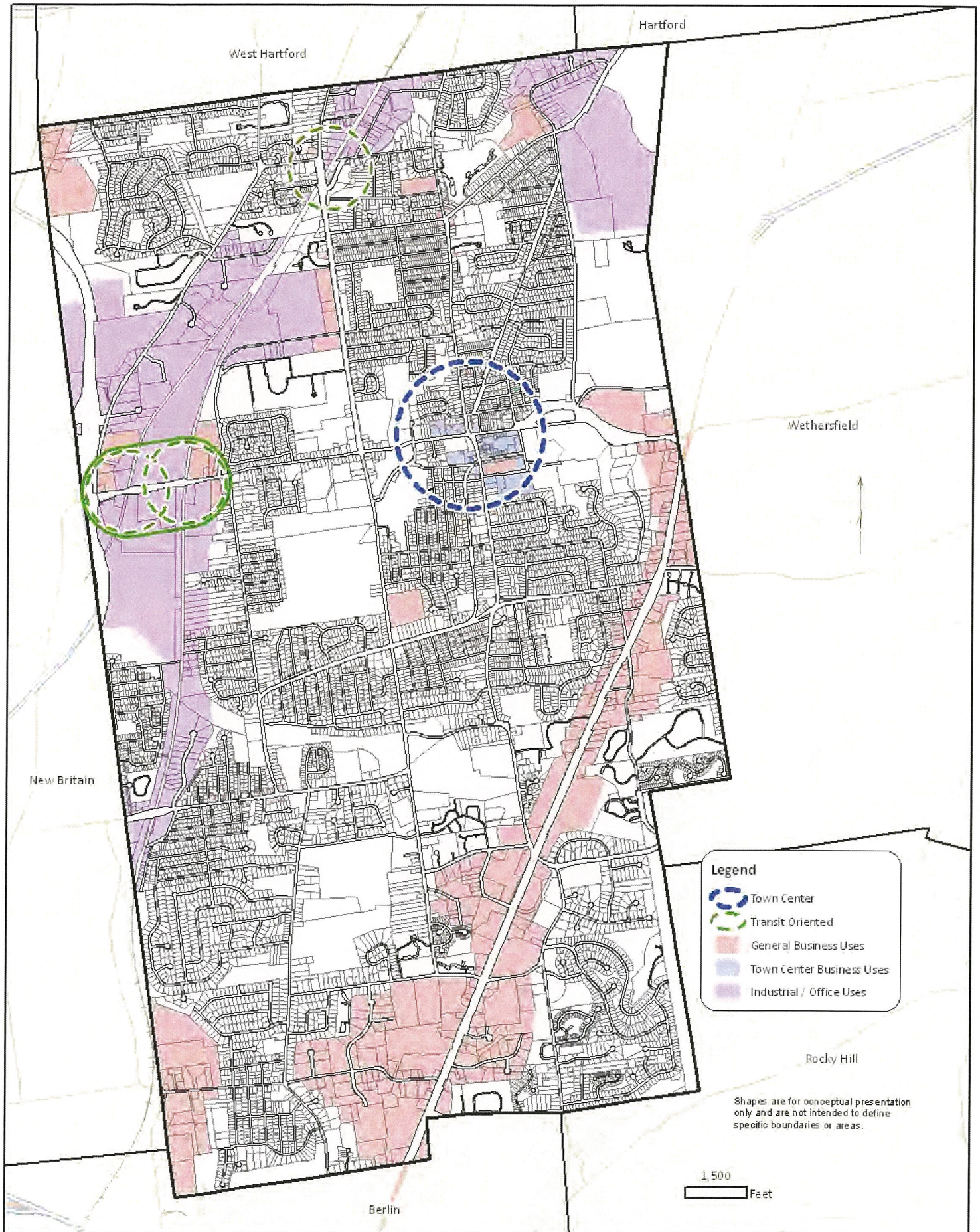
### **Newington Junction Area**

13. Promote the redevelopment of the West Hill – Francis Street at –Newington Junction as a transit potential area without the usage of high density housing (opportunity site #1).



# Business Development Plan

Newington, CT



### **Berlin Turnpike Business Areas**

14. Encourage the development of land within the Berlin Turnpike corridor for regional retail uses and business services, together with ancillary commercial uses, such as food services, which will enhance this thoroughfare's trade location within the Central Connecticut's market area.
15. Review land uses permitted along the Berlin Turnpike and eliminate uses which are not compatible with retail/business sector growth. For example, discourage entertainment uses, trucking, construction yards, auto related uses and self storage facilities.
16. Where appropriate, use the recommendations of the CRCOG Route 5/15 (Berlin Turnpike) corridor study to address the interrelationship and balance which must be maintained between traffic and land use, implement access management, and improve traffic movement and safety.

### **Neighborhood Business Areas**

17. Encourage existing neighborhood business districts to improve their appearance, maintain present boundaries and ensure that adjacent residential properties are not adversely impacted.
18. Review land uses for neighborhood business districts and eliminate or regulate by special exception uses which are not compatible in a neighborhood commercial setting.
19. Develop design guidelines and illustrative site plans to show how neighborhood business areas can be enhanced and provide safer and convenient customer parking.

### **Buffering / Compatibility**

20. Use Zoning Regulation's site plan review process to ensure that open space buffers are increased between residential and commercial and industrial land uses.
21. Review site plan development criteria to determine if a maximum impervious coverage standard would be appropriate for:
  - a. ground water recharge,
  - b. storm water control,
  - c. open space within commercial developments,
  - d. reduced air pollution, and
  - e. aesthetic enhancement such as "rain gardens".

### **Home-Based Businesses**

22. Recognize that home business occupations increase employment opportunities for Newington residents but their impact on the adjacent neighborhood should not cause a nuisance. Business uses of residential property should not permit retail sales, storage of commercial equipment, personal services or consulting with clients within the home. Evaluation of home business by special exception standards and conditions will be implemented to protect residential properties.

# Infrastructure Strategies

# 5

## Overview

In the Town Plan, “infrastructure” issues include the facilities and services that are needed or desired to support the kind of community Newington wants to be in the future.

### Meeting Community Needs



## Community Facilities

### General Goal

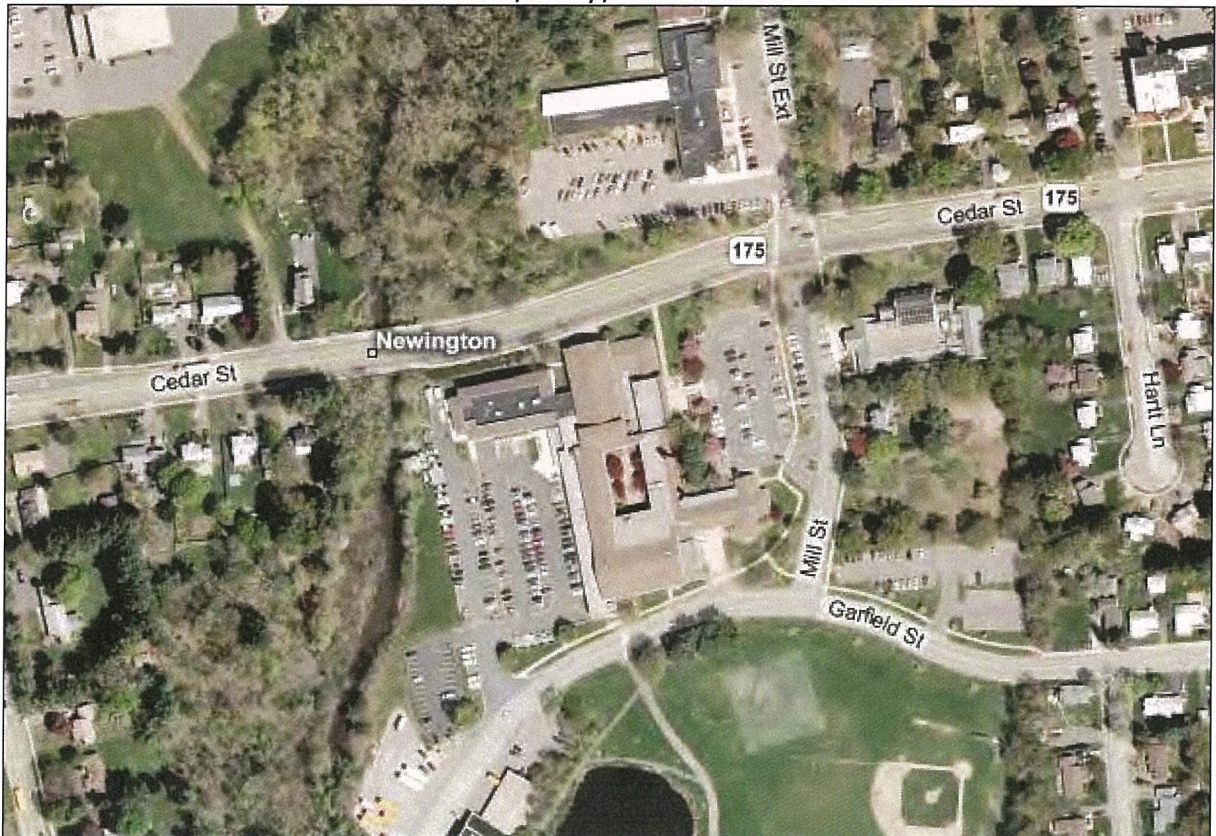
Provide quality community facilities which are well maintained and accessible to all residents.

### Strategies:

#### Government Center

1. Renovate the Town Hall / Community Center to meet community needs.
2. Seek to expand the Library to meet community needs.
3. Expand parking at the Library by locating parking south of the Library building (on the east side of Mill Street) and orienting the library entrance in this direction (similar to the December 2008 feasibility study) to reduce hazards between vehicles and pedestrians using Mill Street.
4. Design parking layout to ensure adequate buffer along the backyards of adjacent Hart Lane residences.

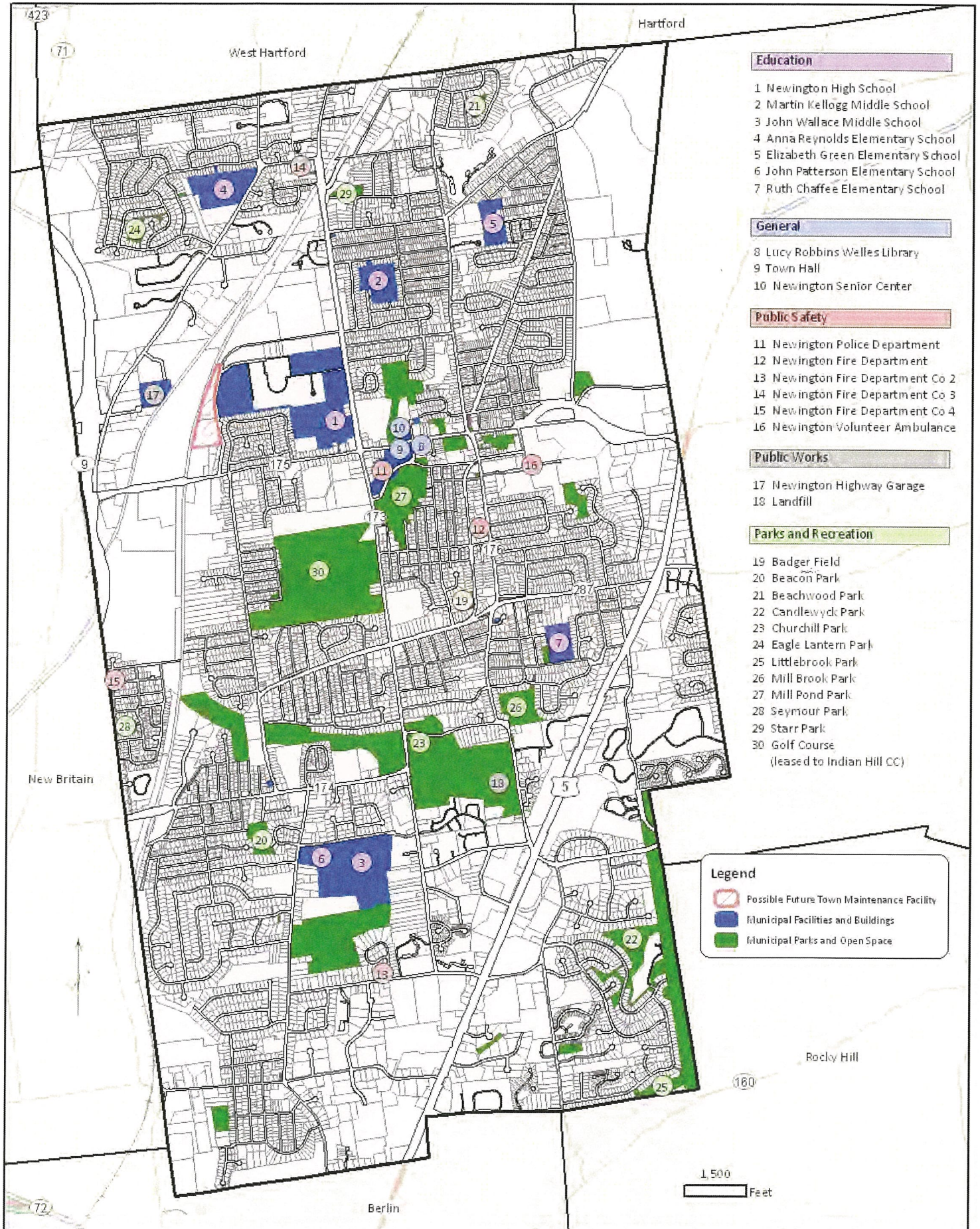
Town Hall / Library / Government Center



www.bing.com/maps

# Community Facilities Plan

Newington, CT



## Education

- 1 Newington High School
- 2 Martin Kellogg Middle School
- 3 John Wallace Middle School
- 4 Anna Reynolds Elementary School
- 5 Elizabeth Green Elementary School
- 6 John Patterson Elementary School
- 7 Ruth Chaffee Elementary School

## General

- 8 Lucy Robbins Welles Library
- 9 Town Hall
- 10 Newington Senior Center

## Public Safety

- 11 Newington Police Department
- 12 Newington Fire Department
- 13 Newington Fire Department Co 2
- 14 Newington Fire Department Co 3
- 15 Newington Fire Department Co 4
- 16 Newington Volunteer Ambulance

## Public Works

- 17 Newington Highway Garage
- 18 Landfill

## Parks and Recreation

- 19 Badger Field
- 20 Beacon Park
- 21 Beachwood Park
- 22 Candlewyck Park
- 23 Churchill Park
- 24 Eagle Lantern Park
- 25 Littlebrook Park
- 26 Mill Brook Park
- 27 Mill Pond Park
- 28 Seymour Park
- 29 Starr Park
- 30 Golf Course  
(leased to Indian Hill CC)

## Legend

- Possible Future Town Maintenance Facility
- Municipal Facilities and Buildings
- Municipal Parks and Open Space

1,500 Feet

## Education

5. Utilize existing school sites to accommodate any future enrollment growth.
6. Assess enrollment changes on a yearly basis to anticipate possible future changes in enrollment patterns.

## Park and Recreation

7. Continue implementation of the 2007 Park and Recreation Master Plan.

Town Hall



Public Safety



Education



Recreation



### Overall Maintenance

8. Consider consolidating equipment maintenance facilities from the Town Garage and Park/Recreation into one location with good access to state arterial roads and rail siding.

### Public Works

9. Consider the long range option for a Town Municipal Solid Waste Transfer Station adjacent to rail with good access to state arterial road network – (opportunity site #10).
10. Schedule the closure of the Main Street vegetation land fill and implement a grading design that will provide future recreation fields and a designated space for residents to dispose of recyclable materials and limited vegetation composting area.

### Community Services

11. Anticipate a growing interest in services for an aging population.
12. Anticipate a growing interest in programs that promote “aging in place.”
13. Monitor the changing needs of the fire department given potential long range land use changes and demographic changes in the community.

Ambulance Services



Community Events



## Transportation

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### General Goals

Provide a transportation network which places priority on safety and adequate levels of service for adjacent land uses.

Ensure that the Town's road system's level of service accommodates adjacent land uses and provides the most balanced circulation network possible recognizing that existing Town and State roads are already well established.

Promote non-passenger car vehicle modes of transportation that are appropriate and practical within a suburban community such as busway and commuter rail service coordination with local routes.

### Strategies:

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#### Roadways - General

1. Use CRCOG corridor studies of Route 175 and Route 5/15 as a guide for long-term land use and traffic management improvements.
2. Update regulations to include access management techniques (control of driveway locations, minimum driveway separation distance, site connections, and curb cut limitations) to improve traffic flow and safety.
3. Direct new land uses which generate large volumes of traffic to areas that have convenient access to arterial highways and Route 9.
4. Direct non-residential traffic to the arterial street network and discourage it from using peripheral residential neighborhood streets
5. Ensure that potentially hazardous roadway conditions are corrected with as little as possible impact to property outside the road right of way.
6. Maintain the quality of streets through a comprehensive capital improvement program.

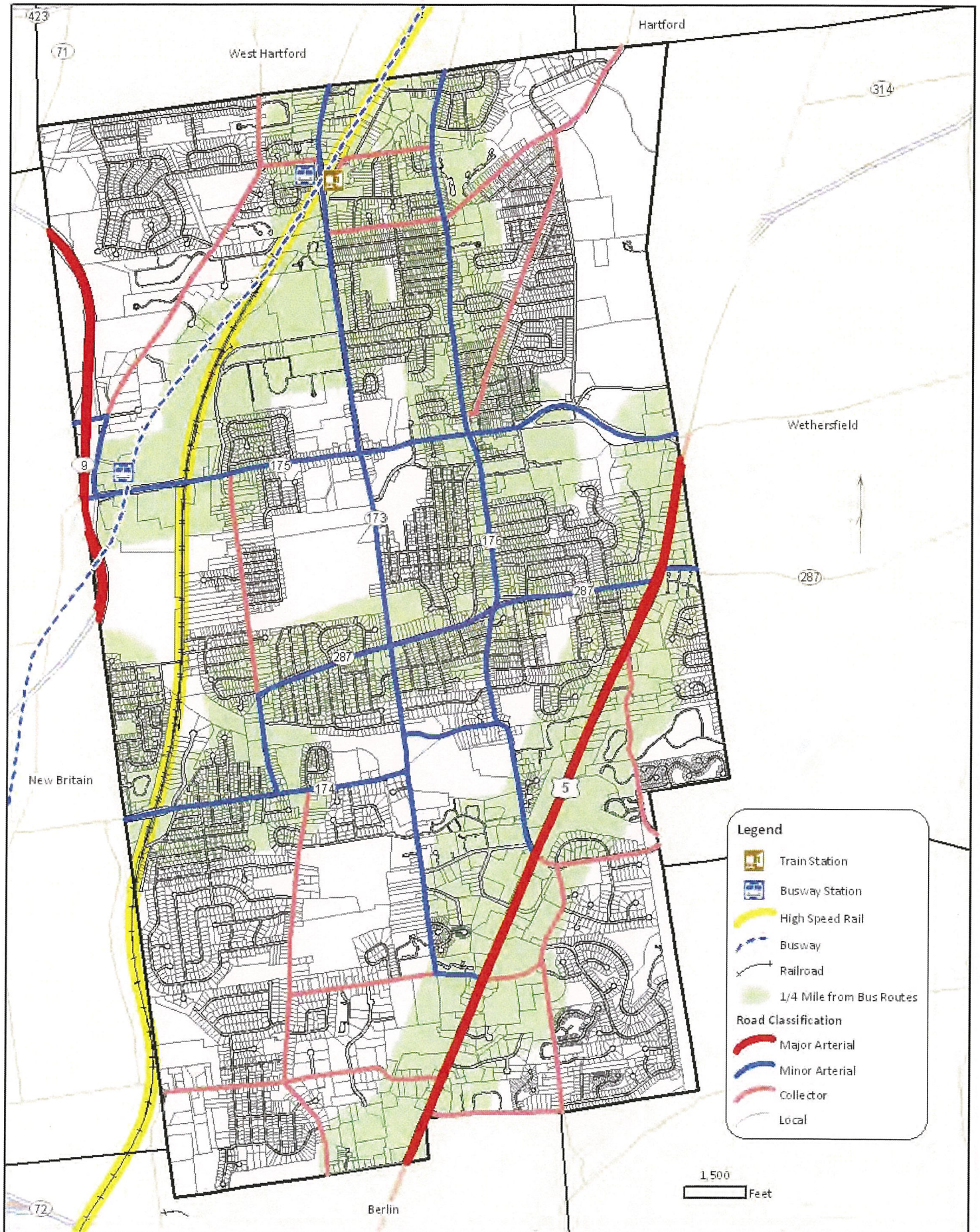
#### Specific Improvements

7. Support the short term roadway improvements for the Route 9, Cedar-Fenn and Ella Grasso Boulevard ramp system as proposed in conjunction with the Cedar Street North Busway area plan, including Fenn Road right turn lanes and traffic signal control for access to National Welding and busway station area.
8. Develop a roadway network plan that provides access into the 291 land south of Cedar Street that accommodates the long range development potential of this area. Avoid a road network that would increase traffic into residential areas.



# Transportation Plan

Newington, CT



9. Reconsider the realignment of the Maple Hill – Cedar Street – Alumni Road intersection and the realignment of Alumni Road near the athletic field parking area.

#### Alumni Road Improvements



Consider relocating Alumni Road to the west so that people do not need to cross the road from the parking area to the athletic fields at Newington High School

Relocate Maple Hill Avenue and align with Alumni Road to improve traffic flow and safety.

- Add cul-de-sac for existing homes on Maple Hill Avenue
- Close intersection of Old Farm Drive at Cedar Street
- Investigate ways to add additional connection(s) to the Old Farm Drive neighborhood

#### Pedestrians / Bicycles

10. Continue the construction of sidewalks along arterial and collector streets with highest priority on extension of walks in residential neighborhoods near schools and parks.
11. Sidewalk routes should be for use by pedestrians and bicyclists in a manner that promotes safety and complies with traffic regulations.
12. Develop a priority schedule for closing gaps in sidewalk network.
13. Strive to find ways to develop a bikeway / bike trail system in Newington.

#### Transit

14. Request the Connecticut Transit Company to evaluate bus routes to determine if the existing Kitts Lane neighborhood might have sufficient ridership potential to warrant service.
15. Continue to provide dial-a-ride and other transit services.
16. Anticipate possible greater needs for transportation assistance for an aging population.

# Utility Infrastructure

## General Goals

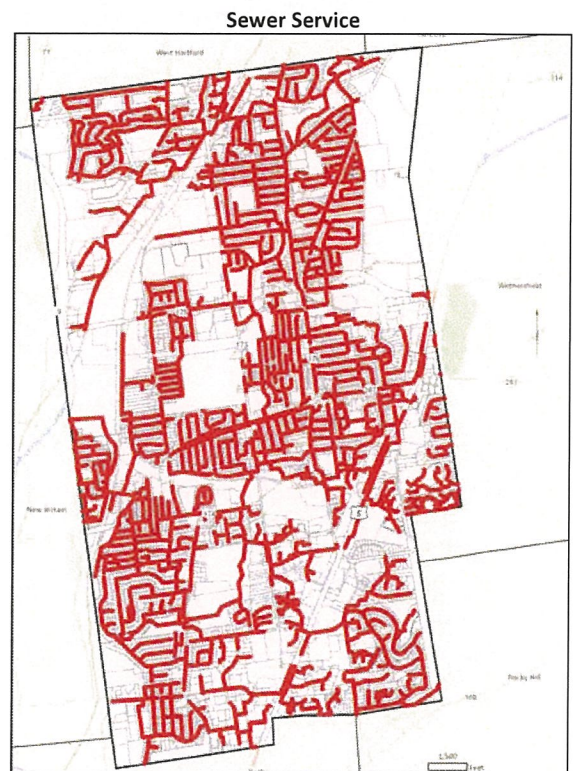
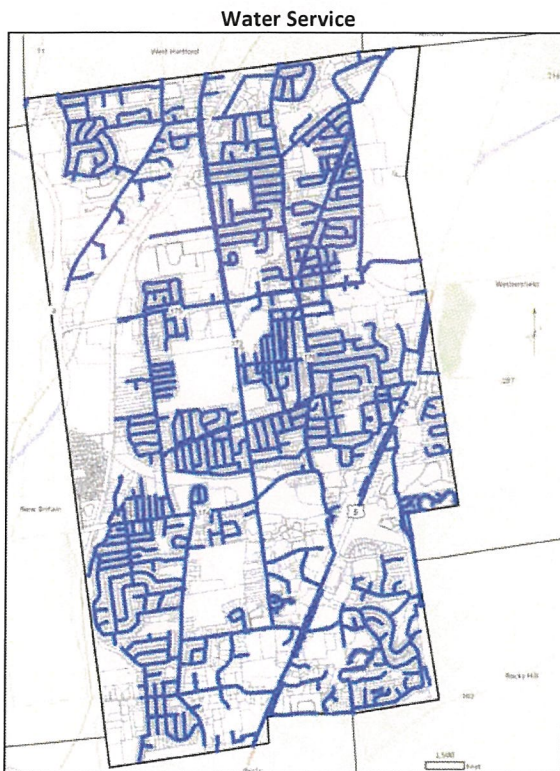
Provide for adequate utility infrastructure to meet community needs.

Use utility infrastructure to support the desired overall community structure.

## Strategies:

### Water and Sewer

1. Complete the extension of Metropolitan District water service to those sections of Newington not presently connected and to areas where future development is anticipated.
2. Use zoning site plan review and building permit approval to ensure that on site sanitary systems are replaced with Metropolitan District sanitary sewer service.



**Drainage**

3. Use the Town wide Storm Drainage Analysis Study (2010) as the basis for addressing drainage improvements in a coordinated way.
4. Revise the site plan drainage criteria based on the information collected from the town-wide storm drainage assessment.

**Telecommunications**

5. Work with utility companies to improve telecommunications that increase computer technology for fiber optics and hi-fi service.
6. Where appropriate and when Town emergency communications will be improved consider cell tower land leases of Town property when adjacent properties are not negatively impacted.

**Other Infrastructure**

7. After closure, continue the use of the Main Street vegetation landfill by management practices that include volume reduction, recycling of landscape products and stricter access controls.

# Future Land Use Plan



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## Overview

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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:

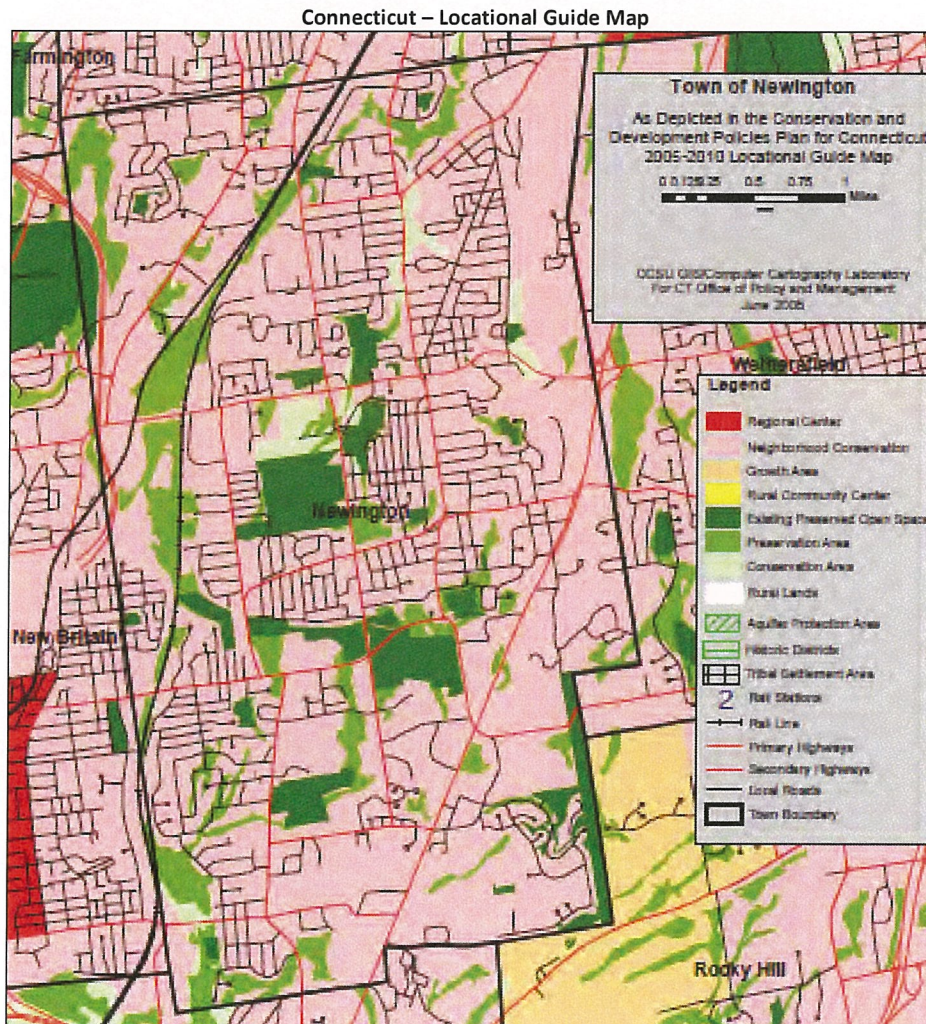
<b>Natural Resources</b>	Areas where natural resource protection is a priority of the Plan
<b>Open Space / Institutional</b>	Areas with existing or desirable open space and pathways and trails and existing and potential future institutional areas
<b>Community Structure</b>	Areas where development is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

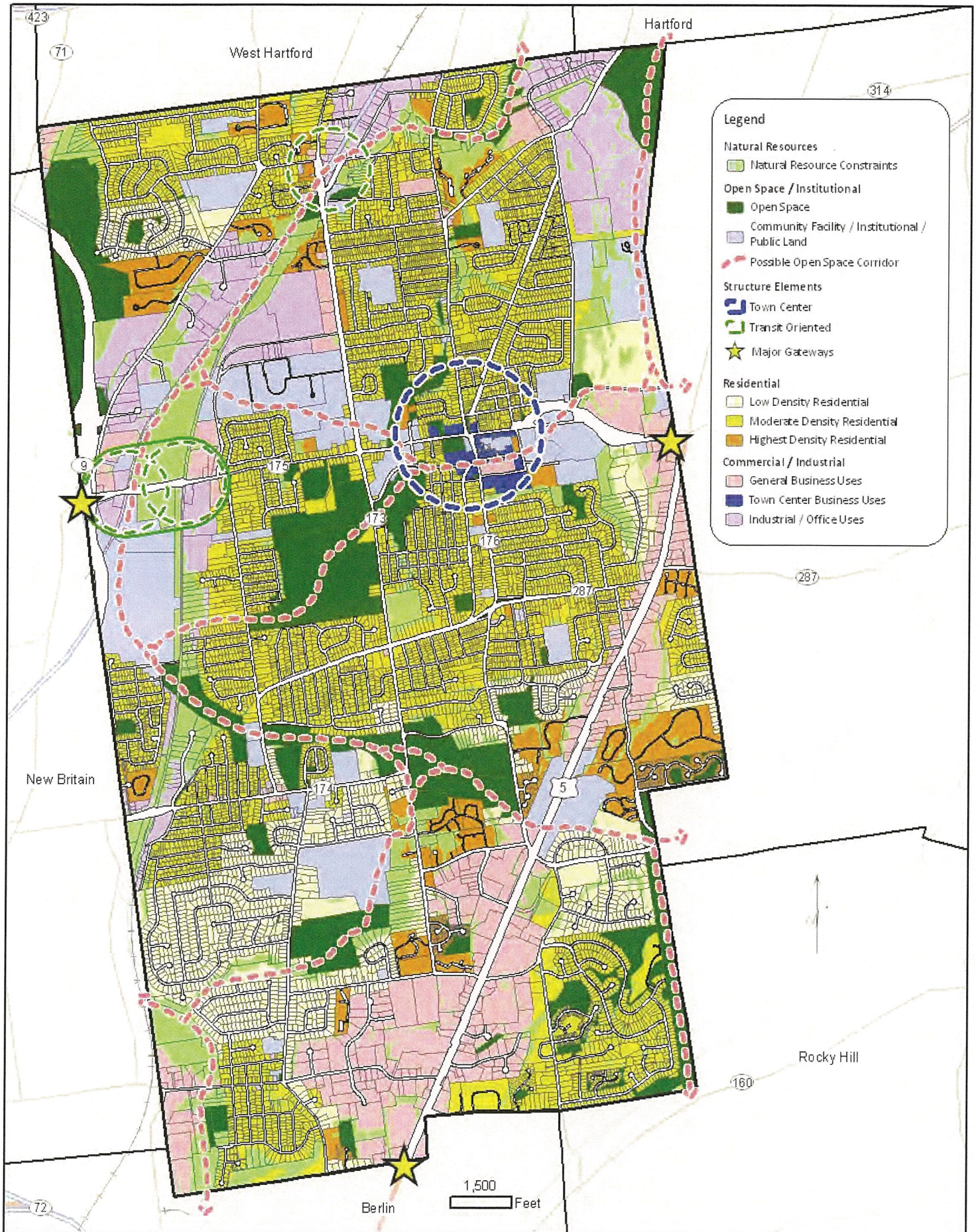
As part of this review, the Future Land Use Plan was found to be generally consistent with both the State Conservation and Development Policies Plan and the Regional Plan of Conservation and Development.

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

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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><b>Principle 1 –</b></p> <p><b>Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.</b></p>	<p><b>FINDING – Consistent</b></p> <p>Newington has extensive existing physical infrastructure and the Plan recommends development of a variety of land uses within the community.</p>
<p><b>Principle 2 –</b></p> <p><b>Expand housing opportunities and design choices to accommodate a variety of household types and needs.</b></p>	<p><b>FINDING –Consistent</b></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><b>Principle 3 –</b></p> <p><b>Concentrate development around transit sites and along major transportation corridors to support the viability of transportation options and land reuse.</b></p>	<p><b>FINDING – Consistent</b></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><b>Principle 4 –</b></p> <p><b>Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.</b></p>	<p><b>FINDING – Consistent</b></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><b>Principle 5 –</b></p> <p><b>Protect environmental assets critical to public health and safety.</b></p>	<p><b>FINDING – Consistent</b></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><b>Principle 6 –</b></p> <p><b>Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.</b></p>	<p><b>FINDING – Consistent</b></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"> <li>• adjacent communities,</li> <li>• regional organizations, and</li> <li>• state agencies.</li> </ul>



# Implementation

# 7

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## Overview

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Implementation of the strategies and recommendations of the Plan is the main purpose of the planning process.

Implementation takes place after the Plan is adopted and the various recommendations are put into action and evaluated. While the Town Plan and Zoning Commission has the lead role in promoting the Plan's implementation, implementation will only occur with the diligent efforts of Newington residents and officials. As a result, responsibility for implementation rests with all boards, agencies, and individuals in Newington.

Implementation of a Plan typically occurs in two main phases:

- some of the recommendations can and should be given high priority since they are critical to the implementation of the Plan;
- other recommendations will be implemented over time because they may require additional study, coordination with or implementation by others, or involve the commitment of significant financial resources.

If the Plan is to be realized, it must serve as a guide to all residents, businesses, developers, applicants, owners, agencies, and individuals interested in the orderly conservation and development of the Town of Newington.

## **Implementation Tools / Strategies**

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### **Implementation Guides**

The Town Plan and Zoning Commission has the primary responsibility for coordinating implementation of the Plan's recommendations. The Commission can prepare implementation schedules identifying who is responsible for each of the Plan recommendations and the priority assigned to each recommendation as a guide to implementation.

### **Application Reviews**

Using the Town Plan as a basis for decisions by the Commission will also help accomplish the goals and objectives of the Plan. This is especially true for zoning district changes, zoning text changes, and Special Permit applications.

### **Land Use Regulations**

Since the Zoning Regulations and the Subdivision Regulations are important tools to implement Plan recommendations, the Commission should undertake a review of these regulations in the near future, making whatever revisions are necessary to implement Plan recommendations.

### **Operating Budget**

The annual budget is one of the main ways that municipal policy objectives are implemented and it can be an effective way to assist with implementation of the Plan's recommendations. The Town Plan and Zoning Commission should consider ways to complement the work done each year by the Town Council in establishing budget priorities and strategies.

### **Municipal Improvements**

Section 8-24 of the Connecticut General Statutes requires that municipal improvements (as defined in the statute) be referred to the Town Plan and Zoning Commission for a report before any local action is taken. The Commission should strive to ensure that spending on municipal improvements reflects the priorities and recommendations of the Plan.