

Newington Planning Board

Monday November 24, 2014 6:30 PM

Agenda

1) **Public Hearing** on proposed amendments to the land use regulations:

A) **Amend the Zoning Ordinance**, as follows:

1) Revise the definition of Frontage in Article II, as follows:

Frontage: Shall mean the width of the lot bordering on the public right-of-way. In those instances in which a property abuts multiple public ways, the Planning Board shall determine which side of the parcel is frontage, for purposes of satisfying the zoning ordinance's minimum frontage requirements, and which side of the parcel is frontage for purposes of establishing "the street giving access to the lot", as that term is used in RSA 674:41,III.

2) Amend Article V Section 1A as follows: "together with recreational, ~~educational, and religious~~ facilities.."

3) Amend Article V Section 2B that lists permitted uses in the Office Zone, as follows:

B - Principal Uses Permitted:

(1) offices, research & development facilities, biotech facilities, light manufacturing, warehouses, ~~hospitals,~~ medical clinics, ~~nursing homes,~~ veterinary hospitals, ~~schools,~~ hotels of 3 stories or higher, ~~conference centers,~~ and facilities to treat the developmentally disabled.

4) Amend Article V Section 3B by adding the following to the list of permitted uses in the Commercial Zone: hospitals, nursing homes, schools, and conference centers.

5) Amend Article V Section 3 by replacing the term “church” with “place for public worship.”

6) Amend Article X by adding the following to Section 4B(6) “contingent upon the issuance of a Special Exception pursuant to Section 4C below.”

7) Amend Article X, as follows:

SECTION 5 - Minimum Lot Size Requirements

Areas designated as jurisdictional wetlands may be used to fulfill no more than 50% of the minimum lot size required by the Zoning Ordinance, provided that the upland area ~~is~~ includes at least 30,000 contiguous square feet of land area outside of buffers and setbacks required by Sections 6 & 7 below.

8) Proposed Amendments to the Floodplain Regulations

B) Amend the Subdivision Regulations, as follows:

1) Delete Section 3C(3) regarding abutters fees.

2) In section 3C(5), replace references to the Water Supply & Pollution Control Commission with “Department of Environmental Services.”

3) In Section 3C(5)f, revise as follows:

~~f - the limits of the 100 year flood zone, i.e. all land along the Great Bay Estuary that is situated between the shore and 7 feet above National Geodetic Vertical Datum (NGVD), as delineated by FEMA.~~

4) Add the following to Section 3C(5):

h – Topography is to be referenced to North American Vertical Datum of 1988 (NAVD 88).

5) Revise Section 3D as follows:

~~(1) Formal consideration of the application will not begin until the Planning Board or its agent has received sufficient information to allow the Board to make an informed decision, in the proper time~~

~~period, per RSA 36:23.~~

~~(2) A completed application will be received only at a regularly scheduled public meeting of the Board which has been properly noticed as per RSA 36:23 I(d), see Town Regulations, Section 3.F.~~

(1) Formal consideration of the application will not begin until the Planning Board has determined that the application is complete. A completed application means that sufficient information is included or submitted to allow the board to proceed with consideration and to make an informed decision, as per RSA 676:4(l)(b).

6) Revise the Planning Board's fee schedule in Section 3D(3), as follows:

b - Schedule of Fees - Subdivisions:

Lot Line Adjustment:	\$100 <u>\$300</u>
Minor Subdivision (3 lots or less):	\$200 <u>\$600</u>
Major Subdivision (more than 3 lots):	\$500 plus \$100/lot <u>\$1,500 plus \$300/lot</u>

C) **Amend the Site Plan Review Regulations** in Section 7F, as follows:

1) Application fee for new construction: ~~\$200~~; Change of Use: ~~\$50~~.
\$600 \$150

2) **Preliminary Discussions** on other proposed amendments to the land use regulations

3) **Planning Board minutes** of November 10 & 17

4) **Correspondence**

Denis Hebert, Chair
Planning Board