

MEMORANDUM

September 5, 2018

TO: Newington Local Officials
FR: Gerald Coogan, AICP, Town Planner
RE: Town Planner Report – August 2018

This Memo is an update on planning and zoning matters in the Town of Newington (TON).

On-going projects

1. 2061 Woodbury Ave, LLC, Tax Map 27, and Lot 2: On August 13, 2018, the Planning Board corrected the Notice of Decision for both the Subdivision application and Site Plan Review application for the proposed 100 room hotel (Holiday Inn Express) with the following:
 - a. In coordination with NH DOT, the applicant at its sole expense, shall extend the median strip on Woodbury Avenue 75-feet to the end of proposed Lot 1 (hotel). The extension will be consistent with the NH DOT design of the median regarding traffic and beautification details. The applicant's engineer will submit a design to NH DOT for approval;
 - b. Proposed Lot 2 access off of Woodbury Avenue shall be right hand turn in only, and no right turn out.
 - c. The applicant agrees to release all formerly approved curb cuts for Lot 2;
 - d. Include a plan note relative to traffic safety and beautification for any future site plan for Lot 2;
 - e. Depending on the ownership of Woodbury Avenue at the time, the median design shall meet the approval of the NH DOT or Newington Board of Selectmen;
 - f. Complete all site improvements in the Woodbury ROW related to the site by a date as determined by NHDOT within the ongoing 2018 Woodbury Avenue construction project season and not thereafter;
2. Pickering Marine LLC (formerly Frizzell site plan), 34 Patterson Lane: The Town recorded the approved plan on August 24th and the applicant /owner will start work soon. The applicant provided security for site restoration and landscaping.
3. Convertible Castle (aka Bernie & Phyl's), 30 Fox Run Road: Bernie & Phyl's is scheduling their soft opening for the week end of October 7th.
4. The Storage Barn of Newington, LLC, 2211 Woodbury Ave: The owner is constructing the storage facilities along with a residence for the manager. Recently, the owner hit a snag when NH DOT disapproved disturbance of the recently paved Woodbury Avenue to allow for a connection to Portsmouth water. The owner will need to modify the site plan and has a meeting with the Planning Board on September 10th.

5. 65 Nimble Hill Road: The owner is constructing an attractive residence and garage.
6. 90 Arboretum Drive, Pease Tradeport: The Newington Planning Board will hold a continued public hearing on **Monday September 10th at 6:30 PM** at the Town Hall, 205 Nimble Hill Road, Newington NH, to review the subdivision plan and site plan review application for the proposed 73,000 square foot office space at 90 Arboretum Drive at the Pease International Trade Port, Tax Map 33, Lot 1. Tighe and Bond, the applicant's engineer, prepared updated plan based on technical comments from the PDA staff engineer and Altus Engineering. The Planning Board follows the PDA land use regulations in its review and will make a recommendation to PDA.
7. Seacoast Helicopters: Seacoast Helicopters addressed the technical comments and its application will come before the PDA Board on September 20th. The Town of Newington (Town Planner, Building Inspector and Deputy Fire Chief) participated in the PDA TRC review process.
8. 109 Gosling Road: Anytime Fitness will use the approximate 3,800 SF formerly used by LaBeatz, a dance studio.
9. River Road and Shattuck Way, Tax Map 13, Lot 7 A: At its regular meeting of August 13th, and after due consideration and review, the Planning Board voted not to accept the site plan as complete. The applicant can submit a revised application.

Planning projects

1. Master Plan Update: The Planning Board continues to work on the update to the Master Plan with assistance from the Rockingham Planning Commission.
2. Economic Development: The Town's Economic Development Committee (EDC) will begin its business visitation program in September. Check out the Town's economic development video at <http://www.newington.nh.us/home/news/newington-economic-development-video-newington-is-open-for-business-check-us-out-on-youtub>. The Town will soon hire an intern to assist with economic development projects.
3. Amendments to the Town's Zoning Ordinance: At its September 10th meeting, the Planning Board will begin its consideration of potential amendments to the NZO for action at the March 2019 Town Meeting. The following is a preliminary list of potential amendments:
 - a) **Article II Definitions** -Add the following two new definitions:

- 1) **Warehouse** – “A structure or room for the storage of merchandise or commodities or other items related to a principal use in the zoning district. This does not include a self-storage facility or the like.”
 - 2) **Self-storage** – “Buildings that are used for private storage. Typically, a single self-storage facility will contain a variety of individual units that are rented out for the purpose of storing personal belongings.” [The Board needs to identify zoning district(s) where this use is permitted.]
- b) **Buildings Per Lot** – “... no more than one (1) principal building ... per lot.” Allow more than one building on lots in the W, I and O districts. Reference Atty. Peter Loughlin’s letter of August 31, 1998.
 - c) **Area** – More buildings to be allowed in the vacant parking area; suggested by M. Roy in an e mail dated August 7, 2018; may require a site plan review amendment;
 - d) **Integrity of an approved subdivision** – Site improvement shall be constructed in conformance with the approved plan.
 - e) **Building proximity** – Increase the building separation to 50 feet, 60 feet and stagger buildings.
 - f) **Section 5 – Industrial “I”** – Add “All uses permitted in the Waterfront Industrial and Commerce District “W” to Uses Permitted in the Industrial zone.
 - g) **Article VIII – Air Pollution Mitigation** – Consider the elimination of this provision as it appears that federal and state authority may preempt the Town from acting in the area of air quality / air mitigation.