

February 6, 2018

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

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

On-going projects

1. Preliminary Site Plan Review – 2061 Woodbury Ave, LLC, Tax Map 27, and Lot 2: The Planning Board reviewed the Site Plan Review application for the proposed hotel and subdivision and accepted it as complete on January 22, 2018 and continued the public hearing to Monday February 26th. The Board has requested a 3rd party review of the Traffic Report. The engineer will meet with the Board on February 12th to discuss access in the rear of the property to Piscataqua Drive.
2. Pickering Marine LLC (formerly Frizzell site plan), 34 Patterson Lane: The ZBA granted the applicant's request for four variance requests on January 17, 2018. With the ZBA approval, the applicant will prepare a complete site plan review application for Planning Board review.
3. Pet Smart: After a review of the square footage of the total signage, Pet Smart realized they could accomplish most of what they requested by slightly reducing the size of the side signage. They withdrew their application.
4. Convertible Castle (aka Bernie & Phyl's), 30 Fox Run Road: The Company issued a press release that they are coming to Newington and hope to be open by the summer season.
5. The Storage Barn of Newington, LLC, 2299 Woodbury Ave: Altus Engineering provided the Planning Board with a comprehensive review of the site plan and MSC / TFM Engineers provided response comments. The Planning conducted a second public hearing on January 8th and continued the hearing to February 12th.
6. 65 Nimble Hill Road: The Planning Board heard the applicant / owner's application for a Conditional Use Permit to construct a road, pond and driveway to the garage. The Board continued the application to February 12th.

New Projects

1. Fox Point shoreline erosion program: The Town, with assistance from Tristan Donovan, P.E. of Tigh Bond is exploring ways to incorporate the living shoreline techniques into the design of the stabilization plan for Fox Point. The living shoreline approach refers to the planting of vegetation along the shoreline as opposed to rip rap to provide for stabilization. The NH DES is very interested in this approach.

Planning projects

1. Master Plan Update: The Planning Board worked on the update to the Master Plan with assistance from the Rockingham Planning Commission. The Board wishes to thank you all residents who attended our fall Master Plan forum workshops and completed the online survey. Your views on Newington's future will be important as the Planning Board completes this first phase of the Master Plan update. The survey results and resident comments are posted on the Town's website ---- http://www.newington.nh.us/sites/newingtonnh/files/visioning_session_compilation_f_or_appendix.pdf. Residents can submit additional comments to the Town Planner and to any planning board member. The Board expects to receive a draft copy of the Phase 1 Master Plan update in February.
2. C-Rise Project: Setting SAIL Project: As part of the Master Plan Update, recommendations from the C-Rise report and Coastal Risk and Hazards Commission report will be incorporated into the updated chapters. Rockingham Planning Commission has provided draft recommendations. This efforts part of the Master Plan Update.
3. Economic Development: The Town's new Economic Development Committee (EDC) will meet with PDA officials on Tuesday February 6, 2018.
4. Amendments to the Town's Zoning Ordinance: The official ballot language for the proposed 2018 amendments is available at the Town office. For more information, contact me.

Cc: Planning Board
Board of Selectmen
Zoning Board of Adjustment
Conservation Commission