

MEMORANDUM

June 29, 2017

TO: Newington Planning Board (NPB)
FR: Gerald Coogan, AICP, Town Planner
RE: Town Planner Report – June 2017

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

On-going and new projects

1. Fabyan Point Road subdivision: The contractor has completed much of the road and drainage work for Fabyan Point Road and now landowners are seeking building permits. We expect the turn off for the fire truck by the pond to be constructed soon. Altus Engineering, the Town's engineer, has been inspecting the road and drainage construction since July 2016. When the homeowners request the Town take the road over as a Town road, Altus will do a final inspection to ensure the road has been constructed in accordance with TON road standards.
2. Continued public hearing – Berounsky: Eric Weinrieb, P.E. and I met with Joe Coronati of Jones & Beach Engineers and expressed an interest for a preferred option. J & B prepared an engineered plan for the PB's continued public hearing meeting on Monday July 10th at which time the Board can take action.
3. Preliminary Site Plan Review – 2061 Woodbury Ave, LLC, Tax Map 27, Lot 2: The Planning Board concluded the design review phase (per RSA 676: II (b)) of the two-lot subdivision and site plan for a proposed hotel and a yet to be determined use. In addition to the proposed hotel, the applicant (Mr. Anthony DiLorenzo) wishes to relocate the automobile dealership to this lot. An automobile dealership is not a permitted. The applicant is vested for one year for the hotel.
4. Continued Public Hearing Site Plan for Sig Sauer: Sig Sauer plans to add 91 parking spaces to the rear of the existing edge of pavement extending towards Arboretum Drive. Jones & Beach Engineers completed a revised site plan for a new parking area. Altus reviewed the new information for drainage and civil engineering site aspects. For land in Newington controlled by the PDA, the PDA and Town agreed that the NPB will review the proposal and provide technical comments.
5. Mooney Building and parking at 436 Shattuck Way: With the new Vera coffee roasting company, the Mooney Building is 100% occupied. Stoneface erected new signage directing patrons to the rear of the property which is helping the overall parking situation. We expect Stoneface will complete the remaining site improvements soon.

6. Patterson LLC (Frizell): Mr. Frizell, the applicant / owner, wishes to void and withdraw the approved site plan and return to the original status of two separate lots. Atty. Ratigan indicated this approach was acceptable.
7. 30 Fox Run Road: Regarding the former Chuckie Cheese and Planet Fitness site, Attorney Mann from MA contacted the office in regards to using this property as a furniture retail store. The proposed use will require a change of use / expansion of use application and NPB review.
8. 373 Shattuck Way: Atty. Chris Swiniarski from the McLane Law Office, representing Verizon, discussed a proposed cell tower at 373 Shattuck Way. The NPB policy is to encourage co location to the extent possible. Over the years, the Town has been successful in encouraging providers to co-locate on existing cell towers. There are opportunities for Verizon to co-locate on existing cell towers, or a large structure in Newington such as Sprague Energy. The NPB requested an inventory of existing towers and structures in Town that have potential for co-location.
9. Pet Smart: KeyPoint Partners, the owners of The Crossings, desire to demolish the old Sullivan Tire Building and construct a new 17,000 SF facility for Pet Smart. The tentative schedule for local permitting:
 - Thursday June 29 – the TON receives the ZBA variance application and PB site plan review application.
 - Monday July 10 – informal discussion with the NPB.
 - Monday July 17 – ZBA hearing on the variance request.
 - Monday July 24 or Monday August 14 – NPB site plan public hearing.
10. 25, 29 Retail LLC: Confirm previously approved merger as set out on a certain plan entitled, “Lot Line Revision & Subdivision Plan to merge land owned by Pease Development Authority to be leased to Two International Group, LLC known as Tax Map 302, Lot 6 located along 17 New Hampshire Avenue in Newington, NH & land known as Tax Map 302, Lot 5 located along 29 New Hampshire Avenue and land known as Tax Map 302, Lot 7 located along 14 Manchester Square in Portsmouth, NH” dated March 1, 2013 and recorded in the Rockingham County Registry of Deeds as Plan D-37961, signed and approved by the Newington Planning Board on March 4, 2013 with land known as Tax Map 302, Lot 4 as shown on said plan.

Planning projects

1. Master Plan Update: The Master Planning Steering Committee and Rockingham Planning Commission (RPC) are working on a Master Plan survey that can be completed via survey monkey online. We expect to have the survey online in a few weeks. RPC will be organizing visioning and outreach sessions for the early fall.

2. Woodbury Ave access management program: In about two years, the TON will accept the transfer of Woodbury Avenue from NH DOT control to TON control. In anticipation of this event, the Town is looking to control driveway access along this important industrial corridor. VHB provided the Town with a proposal to assist the Planning Board in developing an Access Management policy for the segment of Woodbury Avenue that extends from the Spaulding Turnpike to Gosling Road. The Planning Board will review this proposal on July 10th.

3. Proposed 2018 zoning amendments: We are beginning to identify potential zoning amendments to the Newington Zoning Ordinance (NZO) for consideration at the 2018 Town Meeting. Some preliminary ideas include:
 - a. NZO Article III Section 6, B – Uses Permitted: Identify specific permitted uses in the Industry and Commerce District (W) zoning district.
 - b. NZO Article IV, Section 10: “There shall be no more than one principal building and no more than one dwelling building per lot.” In a letter dated August 31, 1998, Atty. Peter Loughlin suggested that this provision be limited to the residential zones.
 - c. Others

Cc: Board of Selectmen
Conservation Commission
Zoning Board of Adjustment