

## MEMORANDUM

June 29, 2018

TO: Newington Local Officials  
FR: Gerald Coogan, AICP, Town Planner  
RE: Town Planner Report – June 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 June 11, 2018, the Planning Board granted approval to this Subdivision application and Site Plan Review application for the proposed 100 room hotel (Holiday Inn Express) and subdivision with 16 conditions. The following is the most significant condition: "The applicant shall pay for the expense of extending the Woodbury Avenue median strip south from its present terminus near Piscataqua Avenue, to a point parallel with the applicant's shared boundary line with the TD Bank property on its southern-most lot. If the median strip is not extended south as described above, the entrance to the applicant's southernmost lot shall be a right turn in only, and no right turn out; this requirement is based in part on a June 5, 2018 meeting between the NH DOT, the applicant's agent and Altus Engineering." Any proposed change regarding a condition requires a meeting and action by the Planning Board.
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 prepared a complete site plan review application for Planning Board review. On May 11, 2018, the Planning Board granted approval to the Site Plan Review application with seven conditions. The applicant provided security for site restoration and landscaping.
3. 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.
4. The Storage Barn of Newington, LLC, 2211 Woodbury Ave: On February 12, 2018, the Planning Board granted approval to the Site Plan Review application with seven conditions. The applicant provided security for site restoration and landscaping. The Town recorded the site plan on June 27, 2018. The applicant is considering a second storage facility on land between Shattuck and River Roads.

5. 65 Nimble Hill Road: On February 12, 2018, the Planning Board granted approval to the Conditional Use Permit with six conditions. The applicant completed the pond and work is underway on the garage and residence.
6. 90 Arboretum Drive, Pease Tradeport: The Newington Planning Board will hold a public hearing on **Monday July 9, 2018 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.
7. Seacoast Helicopters: Seacoast Helicopters wishes to construct an 8,000 SF by the North Apron. The parcel is in PDA's Airport Zone and the process involves a Technical Review Committee's consideration of the request. Officials from Portsmouth and Newington participate on the TRC.
8. 109 Gosling Road: Anytime Fitness will use the approximate 3,800 SF formerly used by LaBeatz, a dance studio.

#### Planning projects

1. Fox Point shoreline erosion program: The living shoreline approach, which was discussed previously is on hold.
2. Master Plan Update: The Planning Board continues to work on the update to the Master Plan with assistance from the Rockingham Planning Commission.
3. Site Plan Review: The Planning Department prepared a new procedure for Site Plan Review and Lot Line Adjustment applications. A new procedure for Subdivision will be prepared soon. See <http://www.newington.nh.us/files>
4. 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.
5. Economic Development: The Town's Economic Development Committee (EDC) had a very worthwhile meeting with Karen Pollard, the Economic Development Director for the City of Rochester. The EDC is considering a Business Visitation Program. 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>

6. Amendments to the Town's Zoning Ordinance: In the fall, the Planning Board will consider potential amendments to the NZO for action at the March 2019 Town Meeting.