

## MEMORANDUM

September 25, 2017

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

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

### On-going projects

1. Fabyan Point Road subdivision: The fire truck turn off by the pond is constructed. It has a gravel base as per the plan. Three homes are in various stages of construction.
2. Continued public hearing – Berounsky: At the September 11<sup>th</sup> NPB continued hearing, Mr. Berounsky withdrew his application for a two-lot subdivision.
3. Preliminary Site Plan Review – 2061 Woodbury Ave, LLC, Tax Map 27, Lot 2: At the design review in May 2017, this application was vested from any changes in local land use regulations for one (1) year. The PB has offered to meet informally with the applicant to provide preliminary comments as he refines his proposal. The Town will likely receive an application this fall.
4. Mooney Building and parking at 436 Shattuck Way (Stoneface Brewing Co): It appears that all site requirements have been completed and the escrow funds will be released.



5. Patterson LLC (Frizzell), 34 Patterson Lane: Pickering Marine met informally with the Board on August 28<sup>th</sup> regarding the proposed industrial use on Patterson Lane. The voiding of the approved site plan causes the property to revert to its prior status of two separate lots of record. The industrial zoned lot will be a non-conforming lot of record and will be subject to NZO Article VI – Non-conforming Property Section 1 Expansion. To accomplish his goal, the new landowner will need zoning relief for five items.

6. 30 Fox Run Road (aka former Chuckie Cheese and Planet Fitness site): Bernie and Phil's met informally with the Board on August 28<sup>th</sup> and agreed to prepare a site plan review addressing issues of note such as landscaping, parking, loading / unloading, lighting.
7. 373 Shattuck Way (aka swimming pool site): Proposed cell tower – no new information.
8. Pet Smart: KeyPoint Partners, the owners of The Crossings, are doing site work for the new Pet Smart facility, including pouring of the foundation. On September 14<sup>th</sup>, Pet Smart reviewed the landscape plan with the Con Com, which found the plan to be acceptable.



9. Beane Farm self-storage: We expect to receive a site plan application for the proposed self-storage facility. The engineer is working on a comprehensive stormwater management plan and will met with the TRC.
10. Mathes two lot subdivision: On August 14, 2017, the Board approved Mr. Mathes request to subdivide his eight-acre Fox Point Road parcel with two dwelling units on it into two lots of record. Conditions of approval are:
  - a. Relocate the lot line along the existing driveway serving Tax Map 17, Lot 11-3 to maintain a minimum of 15 feet from the edge of the driveway.
  - b. Upon the transfer of title or the reconstruction or expansion of structures on either Lot 11 or 11-3, all utilities for both lots shall be located within the boundaries of their respective lot. The existing overhead utilities crossing Lot 11 currently serving Lot 11-3, shall be removed. All utilities shall be placed underground per the specifications of the appropriate utility company and the Town of Newington regulations.
  - c. Under NH RSA 289:19-21, the Hoyt family burial plot has been deemed abandoned and is currently under the Town of Newington's guardianship for purposes of preservation, maintenance or restoration of the burial site.

#### New Projects

1. Fox Point shoreline erosion program: On September 15<sup>th</sup>, the Town of Newington submitted an application to the NH State Conservation Committee (aka “Moose Plate program”). The proposed project involves permitting and construction of bank stabilization in an important area of Fox Point. The goal of the Town is to prepare a comprehensive approach to shoreline stabilization around Fox Point, with consideration of public safety enhancements, including beach access stairs, in combination with coastal bank stabilization using a combination of rock material, erosion matting and vegetative stabilization. The total project cost is \$48,000 of which \$24,000 is the grant request and balance from the Fox Point conservation fund. If the Town is successful, this effort could lead to other similar endeavors at Fox Point.

### Planning projects

1. Master Plan Update: assistance from the Rockingham Planning Commission (RPC) in Exeter, the Town of Newington’s Planning Board will be working on the update to the Town’s Master Plan. The Plan was last updated in 2010.

**674:2 Master Plan; Purpose and Description**, states the following:

“I. The purpose of the master plan is to set down as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the planning board, to aid the board in designing ordinances that result in preserving and enhancing the unique quality of life and culture of New Hampshire, and to guide the board in the performance of its other duties in a manner that achieves the principles of smart growth, sound planning, and wise resource protection.” For additional information, [see http://www.gencourt.state.nh.us/rsa/html/LXIV/674/674-2.htm](http://www.gencourt.state.nh.us/rsa/html/LXIV/674/674-2.htm).

The Planning Board decided to complete the Master Plan update in a phased approach over a few years. Phase I will include a Vision Statement, Existing Land Use and Future Land Use. Phase II will be the Transportation Chapter. State law requires an active public participation and public involvement process when a municipality prepares or updates a Master Plan. To that end, the Town and RPC prepared a Master Plan Survey and have scheduled three public facilitated session in October and November.

In order to solicit comment from the general public during the process of updating the Master Plan, as series of small, facilitated discussion groups are planned for the fall. At these discussions, residents are encouraged to provide feedback on a variety of topics important to the Town’s future.

These small group discussions are scheduled for Wednesday, October 25, Wednesday November 1 and Wednesday November 15. The Rockingham Planning Commission will supply small group facilitators for each session. The topics to be discussed at each session are detailed below:

### **October 25 – Land Use, Housing and Energy**

## **November 1 – Natural Resources, Transportation and Natural Hazards and Emergency Planning**

### **November 15, Community Facilities, and Public Utilities**

Residents, business owners and property owners are invited and encouraged to attend these public meetings. *All sessions will begin at 6:30 PM* in the auditorium, Newington Town Office and last approximately 2 hours. Please plan to attend.

2. Proposed 2018 zoning amendments: The Board is considering two amendments at present.
  - a. Amendment # 1 - NZO Article II – Definitions, Section 2 – List of Definitions; add the following new definition.

**Building Height:** The vertical difference between the lowest ground elevation of the predevelopment (or redevelopment) at the envelope of the building, structure or wall and the highest elevation of the roof, parapet wall, or uppermost part. Chimneys, vents or utility service structures shall not be included in the measurement of vertical dimensions.

- b. Amendment # 2 - NZO Article III – Zoning Districts Section 6 – Waterfront Industry and Commerce District W – clarify purpose and uses.

Cc: Board of Selectmen  
Zoning Board of Adjustment  
Conservation Commission