

Town of Newington (TON) Planning Board

Monday July 10, 2017 6:30 PM

Revised Agenda

1) Call to Order:

2) Pledge of Allegiance:

3) Old Business and Hearings

- a) **Continued Public Hearing:** Berounsky subdivision, 30 Swan Island Lane, Tax Map 53, Lot 9: Public Hearing on new proposal
- b) **Continued Public Hearing:** Site Plan Review – Sig Sauer, 72 Pease Boulevard, Tax Map 39, Lot 1: The site plan is for an expansion of parking. Pease Tradeport owns the property and the Planning Board uses PDA's Land Use Regulations in its review. NPB provides advisory comments.

4) Informational

- a) **Pet Smart:** KeyPoint Partners, the owners of The Crossings, desire to demolish the old Wilson Tire Building and construct a new 16,000 SF facility for Pet Smart.

5) New Business

- a) **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 Planning Board is exploring ways to manage future driveway access points along this important industrial corridor. Vanasse Hangen Brustlin, Inc. (VHB) provided the Town with a proposal to prepare an Access Management policy for the segment of Woodbury Avenue that extends from the Spaulding Turnpike to Gosling Road.
- b) **25, 29 Retail LLC:** Atty. John Lyon requests the NPB to 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.
- c) **Blasting and Excavation regulations:** The BOS requested the NPB to review the proposed Blasting regulations and Excavation regulations. See attached.

6) Other Business

- a) **Patterson Lane, LLC:** The applicant requests the Planning Board to void the previously approved site plan.
- b) **Master Plan Update:** MP Survey
- c) **General update:** Town Planner
- d) **Potential zoning amendments:** One principal lot per building, Waterfront Industry and Commerce District - identify Permitted Uses
- e) **Minutes:** June 12, 2017

7) Adjournment

Denis Hebert, Chair
Planning Board