

Town of Newington

Planning Board

Public Hearing Notice

The Newington Planning Board will hold a public hearing on **Monday, January 25, 2021 at 6:00 PM at the Newington Town Hall, 205 Nimble Hill Road**, to consider the following amendments to the Zoning Ordinance as follows:

Zoning Amendment # 1: Floodplain Management:

DELETE Item XII - Special Flood Hazard Areas:

- a. In Zones refer to the elevation data provided in the community's Flood Insurance Study and accompanying **FIRM. *and replace with:***

Item XII - Special Flood Hazard Areas:

- a. In Zone **AE** refer to the elevation data provided in the community's Flood Insurance Study and accompanying **Flood Insurance Rate Map.**

Zoning Amendment # 2: Pease Zoning:

ADD a new Section to Article III, Section 9 as follows:

- b. In the event that any land under the control of the Pease Development Authority (PDA) within the Town of Newington is transferred or sold to any entity other than the PDA, NO further development of any property may occur until such time as the Town of Newington adopts Ordinances and Regulations that address future development of land in Newington that was formerly under PDA Control.

Zoning Amendment #3: Dead End Roads:

Add a new Section to Article VII – Dimensional Requirements, by adding a new Section 2 as follows:ⁱⁱ

SECTION 2 – Maximum Length of Residential Roads: Dead end Streets located in Residential Zoning Districts shall not exceed 1,500' in length measured along the centerline of the road commencing at the edge of pavement of the existing road to the farthest point of the cul de sac.

Zoning Amendment #4: Article III – Zoning Districts, Section 2. A – Office District.
Amend by adding the *italicized, underlined* language:

A – Description and Purpose: The *Office District* is a zone in which the principal use of the land is office buildings, research & development facilities, and light manufacturing. *The Office District, like the other commercial / non-residential zoning districts in Newington, was strategically located between other commercial zoning districts which allow for very intense industrial and commercial uses. The location of this district on the Easterly side of the Spaulding Turnpike provides for a large geographical separation from the Residential District to provide an adequate buffer from the noise, light, traffic and noxious fumes associated with commercial and industrial operations. The separation of commercial and residential uses has been supported by the Master Plan for decades through many revisions.* It is *also* the intent of the ordinance to encourage the provision of safe and convenient pedestrian access between the district's office buildings and nearby restaurants.

Zoning Amendment #5: Article III – Zoning Districts, Section 3, A – Commercial District. Amend by adding the *italicized, underlined* language:

A - Description and Purpose: The *Commercial District* is a mixed-use zone in which the principal use of the land is retail sales, office buildings, research & development facilities, and light manufacturing. *The Commercial District, like the other commercial / non-residential zoning districts in Newington, was strategically located between the Spaulding Turnpike and the Office District providing for a large geographical separation from the Residential District to provide an adequate buffer from the noise, light, traffic and noxious fumes associated with commercial and industrial operations within and adjacent to this district. The separation of commercial and residential uses has been supported by the Master Plan for decades through many revisions.* The rationale for permitting non-retail uses in this predominately retail area is to reduce the district's traffic congestion and safety problems by encouraging land uses which generate lower traffic volumes.

Zoning Amendment #6: Article III – Zoning Districts, Section 5.A – Industrial District. Amend by adding the *italicized, underlined* language:

A - Description and Purpose: The "I" District is established as a zone in which the principal use of the land is for industry and associated uses. *The Industrial District, like the other commercial / non-residential zoning districts in Newington, was strategically located between other commercial and waterfront industrial zoning districts which allow very intense industrial and commercial uses and provides for a large geographical separation from the Residential District (excepting Patterson Lane which predated zoning in Newington) to provide an adequate buffer from the noise, light, traffic and noxious fumes associated with commercial and industrial operations. The separation of commercial and residential uses has been supported by the Master Plan for decades through many revisions.* Certain open areas favorably situated with respect to transportation and containing other factors conducive to industrial development are also included. This is for the purpose of reserving suitable land for the expansion of existing industry and location of new industry.

ⁱ This will require numbering the first paragraph in this Section to “a.”

ⁱⁱ The current dead-end road length is 1,500’ and is included in the Subdivision Regulations; if this Zoning Amendment is adopted, the Subdivision Regulations will be amended accordingly.