

Proposed 2020 Zoning amendments

The Newington Planning Board voted to place the following three (3) proposed 2020 amendments to the Newington Zoning Ordinance (NZO) and the Newington Building Code on the Town warrant for action at the Town Meeting on Tuesday March 10, 2020:

Zoning Amendment # 1: This proposed amendment encourages the development of ground mounted solar systems in the Residential District "R" only. The size of the proposed solar system is directly related to the amount of electricity required by the individual residence. A solar cooperative system is not allowed. The provision includes requirements regarding location, buffers, setbacks and lighting. A ground-mount or pole mount solar energy system is an accessory use and a homeowner shall apply for a building permit for such a system.

Building Code - Amendment # 2: The following is a modification to the Town's Building Code, item # 2 on page B-1.

2. No building shall be started or altered without the benefit of a permit, if the value of said construction or alteration is (\$2500.00 Residential \$1000.00 Commercial) or more and no building shall be put to any use different than the use on the day of the enactment of this ordinance until a permit therefore has been issued under the terms of this ordinance. No permit is required (residential only) for repairs necessitated by normal wear and tear provided that such repair is not a structural repair. ~~restores the structure to its original condition and the repair does not effect more than 50% of the value of the structure. (Electrical, Plumbing and HVAC permit threshold \$100.00)~~

Building Code - Amendment # 3: This amendment will delete item # 8 – Piping Materials in the Town's Building Code. Building Code item # 8 on page B-3 is antiquated and contradicts item # 7 – Sewer Connections.

~~**8 – Piping Materials:** In the Commercial, Office & Industrial districts, where the general public is allowed, all piping connections, electrical conduit, traps and vents shall be metal unless contained within a fire rated wall, ceiling or floor. (Fixture to wall or floor if in an open space shall be metallic)~~

The Newington Planning Board will hold a public hearing on **Monday January 13, 2020 at 6:00 PM** at the Town Office, 205 Nimble Hill Road to consider two (2) proposed 2020 amendments to the Newington Zoning Ordinance (NZO):

Zoning Amendment # 4: To provide a buffer from a major gas transmission line

Add the following to **Article IV General Provisions**

Section 14 – Gas Transmission Pipeline: There shall be no new residential dwellings constructed within 200 feet of the marked right of way of a major gas transmission line in the

Town of Newington, specifically the PNGTS / Maritimes gas line that runs along Patterson Lane and Arboretum Drive.

Reference: Gas Research Institute (GRI) Report: GRI 00 / 0189

Zoning Amendment # 5: To provide clarification to Article IX – Signs.

The proposed amendments include new definitions of “Sign”, “Off-Premise Sign”, “Permanent Sign” and “Temporary Sign”, expansion of the section Sign Permit Required by adding items the applicant shall provide, addition of a new table titled Sign Quantities, a new section titled Sign Duration for Certain Temporary Signs and clarification regarding setbacks, lighting and signs on public property.

Copies of the proposed 2020 zoning amendments are available for review in the Town office and on the Town website.

Denis Hebert,
Chair, Newington Planning Board