

## TOWN OF NEWINGTON

### PLANNING BOARD PUBLIC MEETING NOTICE

On Monday, March 2, 2020 at 6:00 PM, the Planning Board will hold the second informational meeting in the deRochemont Room at Town Hall to answer questions and address concerns about the Workforce Housing Ordinance that will be voted on by ballot on March 10, 2020.

#### BACKGROUND:

- The Newington Planning Board voted on January 27, 2020, to place a Proposed Zoning Amendment – Article XVIII – Workforce Housing Overlay Zoning District on the Town ballot on Tuesday, March 10, 2020. The purpose of the Proposed Zoning Amendment is to make Newington compliant with NH state laws and not leave the town vulnerable to poorly placed workforce housing in areas that are not desirable for Newington Residents.
- ALL Municipalities in New Hampshire have been required to provide “reasonable and realistic opportunities for the development of workforce housing, including rental and multi-family housing” since January 1, 2010 upon the effective date of NHRSA §674:58.
- The Newington Planning Board has been examining ways to provide for workforce housing since the Legislature passed the Housing Law, but because of the very limited size of Newington’s Residential Zoning Districts, coupled with the fact that there is no municipal sewer available in the residential zones, achieving higher densities sufficient to create affordable housing in these zones is not possible.
- In an effort to both comply with the Housing Law and provide reasonable opportunities for Workforce Housing, the Planning Board identified three parcels of land (TAX MAP 12 / LOTS 13, 15 and 16) in the Office District that are adjacent to residentially zoned land; within walking distance to the Newington Elementary School AND have the ability to be connected to municipal water and sewer to achieve densities that could make housing affordable as defined by the State of NH.
- The PROPOSED Zoning Amendment – Article XVIII Workforce Housing Overlay Zoning Amendment DOES NOT change or modify in ANY way, the existing permitted uses of the parcels of land contained in the Overlay District, but rather “overlays” or permits an additional permitted use – Workforce Housing. Decisions regarding the future uses of these parcels of land will be made by the owners of the land, consistent with the uses permitted in the applicable zoning district.
- The adoption of this Workforce Housing Overlay Zoning Ordinance will not change or alter any other permitted uses in any of Newington’s other Zoning Districts.

A copy of the full text *proposed* Zoning Amendment is available at the Town office or web page for review.