**2022 Year-End Planning Board Review**

The Planning Board, and the Town got back to business as usual in 2022 – it was nice to see each other’s faces again and to sit safely next to other Board members at our meetings. The end of 2022 also marked the end of the third year that Planning Consultant, John Krebs served as our Town Planner; two of the first three years were certainly challenging. The Board and the Staff are very pleased with the work we’ve done, the progress we’ve made and are always ***planning*** for the future…

The Planning Board serves many functions in Newington, ranging from the review and oversight of residential and commercial developments; review and approval of Town Driveway Permits; working with existing and potential businesses to insure that Newington continues to be a great place for manufacturers, commercial and all other businesses to call home, and to plan Newington’s future through Master Planning, Capital Improvements Programming and continual review of our Ordinances and Regulations. At Town Meeting 2021, the Planning Board proposed seven Zoning Amendments, all of which were approved by the voters. In 2022, the Planning Board proposed five amendments to the Zoning Ordinance, which also were approved by the voters. This year, you will be asked to vote on one proposed amendment to the Zoning Ordinance which, if passed, will improve the method in which (new) residential building heights are measured & defined. The Board follows two, sometimes competing mottos: L***eaving the World a better place than it is right now***, and ***Don’t fix things that aren’t broken.*** Newington adopted its first Zoning Ordinance in March, 1951, and while the world is a very different place now, 72 years later, there are also many things that remain the same. The Planning Board strives constantly to make certain that amendments to our ordinances and regulations are necessary and will result in a positive long-term outcome as we do not want to propose any changes that could be harmful to the Town because changes were hastily made. The separation of industrial/commercial from residential land uses is one of the most important tenets of the Newington Zoning Ordinance; to this end the Planning Board vigorously protects New Hampshire’s only deep-water port which is critically important to the Town and the Region.

**Commercial Development Reviewed in 2022:**

◊ Reviewed and approved Stoneface Brewery and restaurant which will be located on Shattuck Way;

◊ Reviewed and approved site modifications at Best Buy;

◊ Reviewed and approved a hotel on Shattuck way and are currently working with the owners to improve access to the site to ensure success of the project;

◊ Currently reviewing a new clean-out facility for Until (natural gas pipelines) which will greatly improve the aesthetics at the entrance to Newington from the Spaulding Turnpike South by eliminating two existing facilities;

◊ Reviewed and approved a Chick-Fil-A restaurant on Woodbury Avenue;

◊ Reviewed a 200,000+ square foot manufacturing / office / warehouse project at the Pease Tradeport.

**Residential Development Reviewed in 2021:**

◊ Approved a 2-lot subdivision of land on Fabyan Point;

◊ A 13-Lot subdivision of the land to the West of Trickys Cove with access on both Nimble Hill Road and Coleman Drive, known as Shackford Point was approved and is now under construction.

**Planning:**

◊ The Planning Board adopted the Capital Improvements Program for the next 10-years 2022-2032 to assist the Board of Selectmen and Budget Committee to maintain a level tax rate in the future;

◊ Worked with the Rockingham Planning Commission, the State of NH and other agencies to ensure that Newington is adequately prepared for future land-use trends;

◊ Developed an improved definition of Residential Building Height to reduce the need for relief from the Zoning Ordinance.

If you have any questions about planning-related issues in Newington, please feel free to contact John Krebs, Town Planner at (603)436-7640 or via email at **jkrebs@townofnewingtonnh.com**