MEMORANDUM

August 5, 2019

TO:   Newington Local Officials
FR:    Gerald Coogan, AICP, Town Planner
RE:    Town Planner Report – Summer of 2019

This Memo is an update on planning and zoning matters in the Town of Newington (TON).

On-going projects

1. Wilcox Industries, 25 Piscataqua Drive, Tax Map 27, Lot 22: Wilcox Industries submitted an amended site plan for an expansion, which the Planning Board will hear on August 26th. They are going up, but no expansion of the footprint. Adequate parking is a concern.

2. 141 Shattuck Way, Tax Map 20, Lot 4: On June 3, 2019, the Planning Board DENIED, without prejudice, the application of Doloma Investment of Portsmouth, Inc. to construct a 4-story, 83-room hotel with a footprint of 13,600 sf, with related paving, utilities, landscaping, drainage, and associated site improvements. The property lies within the Office, Shattuck Way Overlay, and Wetlands Overlay Districts. The initial location of the proposed hotel changed due to wetland issues. The applicant needs zoning relief from four items. If the ZBA grants the relief on August 19th, the applicant will submit a new application to the Planning Board. The applicant is a member of the extended Patel hotel family which owns and operates many hotels throughout the U.S.

3. Storage Barn II of Newington, LLC, River and Shattuck Way: The applicant / owner received Planning Board conditional approval on March 11th and recently completed the requirements of the conditional approval for a 2nd self-storage facility at River and Shattuck, Tax Map 19, Lot 7 A. Site and construction work has started.

4. 90 Arboretum Drive, Pease Tradeport: On September 10, 2019, the Newington Planning Board approved the site plan application for the proposed 73,000 square foot office space at 90 Arboretum Drive at the Pease International Trade Port, Tax Map 33, Lot 1. The owner, Farley & White, submitted a building permit on July 29th and will pay $106,000 in building permit fees to the Town. For land in Newington under the jurisdiction of PDA, the Planning Board’s role is advisory.

5. Seacoast Helicopters: In September 2018, Seacoast Helicopters received approval from the PDA board for construction of a building at the North Apron. The PDA site approval is good for one year. Seacoast Helicopters has not signed the lease with the PDA.

6. 117 Gosling Road: The Board approved the site improvements plan on July 8th.
7. **The Crossings**: The Board conducted three public hearings regarding a site plan at 45 Gosling Road (aka The Crossings), Tax Map 34, Lot 3 to demolish the existing vacant Bugaboo Steakhouse and construct a new 22,000 SF Aldi market. The next hearing will be August 26th.

8. **271 Nimble Hill Road, Tax Map 18, Lot 3 A**: On March 25th and May 13th, the property owner met with the Planning Board for a preliminary consultation on a proposed 13 lot subdivision. The proposed road length is 2,700 linear feet, which exceeds the Town requirement of 1,500 feet. To move forward with this proposal, the Board would need to grant a waiver regarding the road length. The owner is considering his options.

9. **Watson property, Nimble Hill Road, Tax Map 6, Lot 1**: A real estate developer has proposed a 16-lot residential subdivision on this 35-acre parcel. The Board will conduct a preliminary consultation on September 9th.

10. **Old Toys R Us, Gosling Road, Tax Map 34, Lot 3-1**: The McGovern Auto Group has proposed a Subaru (LOL) dealership on this site and the Board will conduct a preliminary consultation on August 26th.

11. **Dennett Farm, Lydia Lane, Tax Map 17, Lot 4**: The Planning Board is disappointed with lack of progress in completing this residential development. On August 26th, the developer will update the Board on his progress, especially as it relates to the bioretention area.

12. **Proposed Northeast Credit Union site, 2061 Woodbury Ave**: On July 18th, the owner/applicant and town officials met on site to review the historical elements of the existing building (Great Bay Training) and site. The HDC and Historical Society prepared a summary of the important historical elements that they would like to be saved and preserved. After agreement is reached, the owner/applicant will submit a demolition permit.

13. **Proposed cell tower, Sprague Energy, Tax Map 7, Lot 14**: Verizon Wireless and Sprague reached agreement on the co-location of a new cell on an existing tower. Next, Verizon Wireless will submit a site plan review application for review and approval.
Planning projects

1. **Master Plan Update:** In addition to completion of the Vision Section and Land Use Chapter of the Master Plan Update, the Board has prepared a Final Draft of the Transportation Chapter and Housing Chapter.

2. **Economic Development:** The Economic Development Committee (EDC) expects to finalize the new economic development webpage this month.

3. **Conservation Commission:** With assistance from West Environmental, the Con Com will be updating the Town’s wetlands map.

If you have any concerns, comments, observations or questions regarding planning and zoning matters in Newington, please stop by and discuss, or send me an e-mail at gcoogan@townofnewingtonnh.com.

Have a good rest of the summer and thank you.