



Planning Board

Presentation to Town Council

February 06, 2024

Items of Significance



- Approved zoning amendments to the Independent Community Overlay District to be in compliance with state statutes for 55+ housing
- Approved zoning amendments in the Traditional Business Overlay District (Downtown) for new dimensional requirements to encourage new and redevelopment opportunities
- Approved zoning amendments in the Traditional Overlay Business District on the north side of Broadway moving 23 parcels to the Central Business District to encourage new and redevelopment opportunities
- Approved and adopted new Planning Board application fees in the Land Development Control Regulations
- Approved and adopted escrow workbook and construction standards in the Land Development Regulations



Residential/Mixed Use Approvals

- Townhouses – 3 units-Franklin Street(fire damaged house)
- Single-family-10 lots
- 109 Rockingham Road (salvage yard)-
- 23,300 sf commercial
- 63 apartments
- 9 townhouses

Still in the pipeline

The Planning Board is continuing to see extension requests for previously approved projects. Businesses continue to struggle with supply chain issues and financing as a result of increased interest rates.

Notable Approvals



- Cinema Properties-13,000 sf redevelopment to industrial warehouse(Ashleigh Drive)
- Pinkerton Academy-31,755 sf social studies building
- Chipolte-2,466 sf new restaurant
- Family Promise of Southern New Hampshire-new location in the former Vintage Grace building-Peabody Road
- Ahern & Nichols-dental office addition-2,085 sf
- Review of new solar panel facility on the old landfill site-Transfer Lane
- Review of the new Fire Station at Shute's Corner
- Approval of two-lot subdivision plan on Ashleigh Drive for future industrial warehouses site plans in 2024

What is
next?

Exit 4A Gateway Zoning

Downtown redevelopment opportunities
via zoning amendments

Workshops: Legislative updates, Adult
Overlay District, TBOD requirements

Continuing collaboration with Town
Departments and staff

Thank You



**Technical Review
Committee**

Planning Staff
George & Elizabeth

**Planning Board
Members**
for their valuable time