

ATKINSON PLANNING BOARD  
Atkinson, New Hampshire  
Public Hearing Meeting  
Wednesday February 17, 2010

Present: Sue Killam, Chairman; Paul DiMaggio, Vice Chairman; Regular Members: Tim Dziechowski, Joe Guisnard  
Alternate: John Wolters; Mike Turell  
Others: Julie LaBranche, Rockingham County Planning Commission

Ms. Killam called the meeting to order at: 7:53 p.m.

**Minutes:**

The Board reviewed the Minutes of the February 4, 2010 Meeting. Mr. Dziechowski stated that Item 8 on page 1 of the Minutes should be numbered as Item 9.

**Mr. John Wolters made a Motion to approve the Minutes of the February 4, 2010 with the correction that Item 8 on page 1 of the Minutes should be numbered as Item 9. Vice Chairman Paul DiMaggio seconded the Motion and all members of the Planning Board present voted in favor of approving the February 4, 2010 Minutes as corrected.**

**Correspondence**

Incoming

- 1) 2/10/10 memo from Selectmen asking for attendance records
- 2) 1/26/10 Public Notice from Windham, NH Variance Request for Telecommunications Tower on North Lowell Rd.
- 3) 2/19/10 Notice of Hearing from City of Haverhill, Ma for March 9 2010
- 4) February Town and City publication

Outgoing none

Chairman Killam read the incoming correspondence.

Chairman Killam announced that the Meeting would be a workshop to discuss changes to clarify the Master Plan, Zoning Regulations and Site Plan Ordinances.

Member Tim Dziechowski reported on the Rockingham Regional Planning Commission meeting regarding RSA requirements to notify other towns and the Rockingham Planning Commission of anything that would be of regional impact or impact to residents to abutting Towns. The presentation explained RSA 36:54 and the requirements for notifying abutting Towns and communities of any applications for development which might affect them, especially when notice is required and what procedures are required. The Board discussed what type of developments or applications would require notice and what could be considered a neighboring Town or an abutting Town. Ms. LaBranche informed the Board that if there were a question, that the Rockingham Planning Commission has a committee to review applications which might have regional impact and would inform the Town if notice had to be given to other Towns in the region.

The Board next discussed potential changes for zoning and site plan regulations and ordinances. Mr. Wolters read his memo with suggestions regarding trucking terminals. Vice Chairman DiMaggio also read his memo which suggested some changes to the Master Plan and to Zoning Ordinances which would further define a trucking terminal and clarify other issues such as hours of operation and noise levels. The Board looked at the Zoning Map to determine which areas of Atkinson were zoned Commercial Industrial and properties that might be impacted. The Board also discussed what areas of Town should be zoned TR2.

Chairman Killam then invited Ms. J. LaBranche, Rockingham Planning Commission, to step before the Board to review her memo of February 17, 2010 to the Planning Board regarding Recommendations for Revisions to Zoning and Regulations for 2010.

In her memo, Ms. LaBranche made several recommendations which would help to clarify zoning ordinances, land subdivision control ordinances and site plan development regulations. Among others, the Board discussed the following:

- adding a definition for buildable area
- clarifying the definitions of wetlands and surface waters
- density bonuses for cluster housing
- clarifying definitions for outlying structures and sheds
- adding more detail to Section 340, Erosion Control
- more public access for open spaces, including possibly mapping all trails to and through open spaces
- allowing ancillary services for some areas of Town for a "Village" concept

The Board agreed to continue its discussions at future workshops.

**Vice Chairman Paul DiMaggio made a Motion to Adjourn the February 17, 2010 meeting of the Atkinson Planning Board at 10:00 p.m. Member Joe Guischard seconded the Motion and all Members of the Planning Board present voted in favor.**