

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Regular Hearing Meeting
Wednesday May 18, 2011

Present: Sue Killam, Chairman; Regular Members: John Wolters, Ted Stewart; **Alternates:** Mike Turell
Harold Morse,

Ms. Killam called the meeting to order at: 7:46 p.m.

Note: Rt 121 Atkinson (south end by Post office) is the 1st Town in Southern NH to become a part of the Scenic & Cultural By-Way under DOT

Correspondence

Incoming

- 1) Town of Haverhill Letter - May 24th meeting Special Permit application to build a 11 unit multi-family living unit for rentals & condos on River Street
- 2) Memo from the Board of Selectmen(BOS) - Town Council & BOS for towns protection with regards to being approached by an opposing counsel that the employee will refer them to either the Town Administrator or the Town's Counsel
- 3) Town & City Magazines - there is an article for Ted - Tree maintenance revisited

Outgoing none

Sue asked Julie about the status of the NRI Chapter. Julie is waiting on some information from the Conservation Committee .

Approval of Minutes

Minutes of April 20, 2011

Mike made a motion to accept the minutes as corrected. Harold seconded the motion and the Board voted unanimously to accept the minutes as corrected.

Public Hearing

none

Discussion

Mike asked about his status as a town representative to the RPC. Sue stated that the BOS extended all appointed positions until June 1st, 2011 and that he had to fill out another application and submit it to the Town Administrator's office

Discussion - Master Plan

Review draft of Existing Land Use Chapter

Julie LaBranche of Rockingham Planning Commission made all the changes up to page 5. Some were one word or small changes.

Sue gave Julie a copy of the 1981 and wants to revisit page 11 of the Master Plan on the Visual & Historical Resources Section. Julie added some descriptions as to what they meant. Julie stated that the list was verified and correct. Julie stated that the 1980 Master Plan on High Visual Quality is only 6 pages long with a key and a map, so Julie was wondering if the Board wanted to add it into the section.

- Mike asked what a view shed was and Julie stated it's an area of land that encompasses a scenic vista or view where you stand in one location; look in one or several directions of a landscape.

Sue went over the map and read the description for each:

#1) Looking down Providence Hill Road, on the Salem line

- Sue feels that the view is gone except for the top of Mr. Tombarello's land
-

Discussion on whether it has or hasn't been preserved; change last line; or leave as is. Sue would like to have a note that some is still there

- leave as is

#2) Jericho Road - North Broadway, Salem - Lewis Farm

- leave as is

#3) Main Street at Sawyer Ave - Gary Witley's portion

- Piece dedicated to Conservation
- Part of the Scenic By-way
- new shrub growth - turkey habitat

#4) Lower Maple Avenue

- short to medium view
- view shed
- Wason Lane, Kelly, Coventry, Little River were added after and the view still remains
- preservation was kept in this view

#5) Lower East - wetlands of Bryant Woods

- already conserved as Open Space
- adjacent to prime wetlands

#6) Town Center - South

- Open space from Wright's and Cogswell farms
- utilized incentives - Cogswell Farm

#7) Town Center - North

- High Hill - antenna
- privately owned
- looking towards Gordon Brown's farm (Page's Historical Family)
- in the 80's there was a viewing tower you could go up and see the view
- need to change the map

#8) Island Pond Road Rt 111 plain

- encompasses Betty Wood's farm
- 3/4 is still open land
- description still fits

#9) Island Pond Environs

- small area along Chase Island Road
- private views
- Chase Island - house built (6 acre lot) view is still there - aka Big Beach view
- is still there

Long Distance vistas of Significance

- Pine Knoll area - northeast view - Crown Hill area -shows views in every direction
 - tree canopies have matured and the view is obstructed
- Maple Avenue- Bragg Hill section - North of the Police Station

- long range distant view - interrupted
- some areas are developed
- lost because of tree growth/development
- the view remains at the intersection of Maple and Brittany Lane - small
- lost due to tree growth and house development
- Hog Hill - west - similar to Pine Knoll
 - Cell tower is now located there
 - view is lost due to tree growth
 - privately owned
- Providence Hill - west
 - still opportunity to protect some of it

Julie to combine in a table format the areas of long distance visual vistas - combining Providence Hill vista with the Providence Hill scenic quality - adding a sentence with the three lost

Julie asked about adding the notes to update

- Providence Hill has seen some changes but mostly intact
- Jericho Road view shed is intact
- Main Street at Sawyer Avenue has new conservation lands bordering it -new growth bordering the road but the interior has been preserved along hiking trails
- Lower Maple Avenue has been developed but the view has been preserved
- Lower East Road - has new conserved lands adjacent to designated to prime wetlands (new conserved lands has been designated as playing fields)
- Town Center South- view has been retained - some development
- Town Center North - we need to adjust the map arrows and change description and view is centered around the Page Farm
- Island Pond Road - 3/4 of view remains and agricultural activities remain at the site
- Island Pond Environs - along Chase Island Road - one house built but the views remain

Julie would like to know how the Board would like to handle. Discussion on 505:1 Sue suggest to pin point in zoning - make suggestion to put in recommendations. Harold read section 505:1 and :2 of the Master Plan. Updating in the 2011 and the concern to add description and map and add note with references. There is no reference to the Scenic and Visual analysis reference in the Master Plan under Existing Land Use Chapter. Julie to revamp section - add picture of Town Common - keep old and put in new picture.

Julie suggested to go over recommendations at the next meeting.

Discussion on #8 and go through the recommendations and the Cluster ordinance and it has helped in the preservation of land use.

New Business

Dispense of Work Shop on June 1st

Harold moved the motion to dispense with the Work Shop meeting on June 1st. Mike seconded the motion and the Board voted unanimously

Julie to make the revisions and send them over electronically prior to the next meeting.

Julie wanted to let the Board know about new requirements and standards by DES and the EPA region on MS 4 permit, the new small municipal storm water permits (Atkinson falls into this) The permits have been changed substantially since the last issue and there are strict water quality monitoring requirements and water quality attainment standards that have to be met. The Town has to absorb the new cost for this system. The Town has 5 years in which to get to the standards. Julie has a slideshow on the permit before the updates and will revise it and show it to the Board. The Town should have a discussion on how they would like to handle the new requirements in the zoning. Julie stated that a solution is to have all water retained on site and not discharge to a roadside swale. Sue stated that under the Shoreland

Protection Act that a dry well or an infiltration system be put in place. The reason Atkinson is a MS 4 is because the water runs into Haverhill's water. This is an EPA reform.

Ted made a motion to adjourn the meeting. The motion was seconded by Mike and the Board voted unanimously to adjourn.

The Planning Board meeting was adjourned at 9:36 p.m.

Respectfully submitted by Patty Power