

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Public Hearing Meeting
Wednesday March 16, 2011

Present: Sue Killam, Chairman; Regular Members: Tim Dziechowski, Ted Stewart, John Wolters, Harold Morse, Alternate: Mike Turell

Ms. Killam called the meeting to order at: 7:38 p.m.

Approval of Minutes

Minutes of February 16, 2011

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

Public Hearing

none

Correspondence

Incoming none
Outgoing none

Sue reviewed what the Board has been doing with the Master Plan. The Board is currently updating three chapters

- Existing Land Use
- Community Facilities
- Natural Resource Inventory

Discussion - Master Plan

Review draft of Existing Land Use Chapter

Julie LaBranche of Rockingham Planning Commission presented the Board with a draft of the Existing Land Use chapter. Julie stated that the last time the chapter was up dated was in 1998. Julie left a lot of the language in that was relevant.

Sue made a comment that the pictures need to be updated and maybe do a now and then - Julie stated some pictures are over 100 years old.

Julie gave an overview of the Chapter-

- mini table of contents - this was done as it is a long chapter John feels it's helpful to read
- Julie numbered the section

Section 1 - Overview and Introduction

- added land and water of the town
- language was kept the same
- area of the Town - issue with upland totals
 - Sue gave the definition that upland connotes buildable non-wetlands - Tim states there is more water in Town than on map
 - Julie to break down - upland, wetlands and surface water

- Recent Statistics - Julie to "plug in" sources from the Granite data base and are between 2003- present
- Table 3 - confusing and the discrepancies from the 1998 values
 - discussion of 197 acres of playing field - unless the country club was added in - Julie to change title to Playing Fields & Recreation
 - discussion on 2.87 Rail Transportation vs. 28 acres of rail - map 5 lot 52 has been since 1840
 - Julie to put a footnote in that the data was taken from 98-05 from GIS
- Farmstead - definition is the active buildings (barns, house and buildings) not the acreage
- Mixed Urban - Julie to look into the definition
 - misplaced in a residential zone
- Maps/colors - discussion on industrial/commercial
- Idle/Open Land - wetland forest
 - Julie to note decade to decade
- No table three - Julie moved to end of chapter
- Section 1 - last 2 sentence - the Board would like them removed
- growth trends - change tense
- slowing economy - started in 2005
- Roadways/Transportation - well planned out - Julie will add some statics
 - 30 yrs ago there was 32 miles of roadway
 - today there is 58 miles of roadway
- Section 3 is new - naming roads
 - Park and rides are over Town borders
 - Julie to note Atkinson doesn't currently have park and ride
- Cul-de-Sac - 128 cul-de-sacs in town - wetlands in town aided in the development of the cul-de-sacs - reword paragraph and add "where possible" - last two sentences to be replaced with factual sentences
- sidewalks - the Town has 1/8 mile of sidewalk on route 121 - there is a bike path from the school to the library - a bike path is flat and is at the same height of the roadway - easier to maintain - scenic byway - is on Main Street - add a note to see trails for scenic byway
- fire roads - municipal trails - Pope Road and Forest Lane are the only way to access the Trail system - designated trail easement - this will be noted in the NRI chapter

Discussion on the use of trail ways. Julie asked if someone could put together a 3-5 sentence regarding the trail ways to be added. Tim to put one together.

Discussion on the NRI - Julie to send it out with a few minor adjustments.

Sue stated that when there is a final product it is to be brought to a Public Hearing, a duly noticed Public Hearing. The Board of Selectman form a CIP committee and then it is put on a ballot. A CIP committee is still under the Planning Board it takes about a year. It's under an RSA

New Business

Ordinance Changes - Telecommunication ordinance - FCC has a new ruling that went into effect last year that has stipulations about the timing of review of applications - 30 days from the time it is submitted to the Planning Board has 30 days to request any additional information - a 3rd party is often recommended to review and get any additional information before the next Board meeting - procedural changes are needed - as related to Towers and Antennas

In-Law apartment a.k.a. Extended Family Accessory Living Unit - for a Special Exception - applicants have to satisfy a list of requirements a-k - item j is there has to be adequate septic system to service both units - the ZBA has taken a stand recently that an approved design is no longer accepted under 460:2 j - maybe the Planning Board can work on change wording to make it more consistent

New Ruling - that Zoning Boards and Planning Boards are not allowed to require that the applicant secure any State permits before they issue their decision - it can be condition of approval - Boards cannot hold up the approval because of it - plans are not signed and recorded until the plans are stamped - the only exception is that if the Town Standards are more stringent

Zoning Changes - Automatic Land Aggregation - warrant article is necessary

Discussion of House Bills and Senate bills

Dispense of Work Shop on April 6th

Tim formally moved the motion to dispense with the Work Shop meeting on April 6th. Mike seconded the motion and the Board voted unanimously

No hearings are scheduled at this time and next scheduled meeting will be April 20, 2011

ELU 9/10 - scenic vistas - question on Bragg Hill (lower Maple) and Hogg Hill should be Hog Hill - Julie to review section 505 of the Master Plan - to look up 1980 Master Plan on page 32

Sue and Julie plan to go out and tour the Town.

Section 8 - Changes to the 1980 Master Plan - Julie asked if the Board likes this format - Sue has a list in office and will provide Julie a copy - Julie to send out the revised

New Business

Tim wanted to have the Board to look into Incentive Zoning and whether it is possible to leverage for Open Space. The Town has 3-4 large lots that will eventually be developed if and when the economy turns. Tim stated that they do this in Salem and would like to look at it. Julie stated that it is doable. That a trade would be a start, that for every 5% one unit is given, or an easement along a small parcel of land. Julie to get information for the Board for the next meeting. A term of Distributive Density and your assuring land.

Conservation Lots - change zoning - lots that have no development rights - lots that do not require frontage - back lots that will never be built on - 674:54 under Governmental uses - "wood lot" - trails/easements - taxes - complicated issue - discussion for a workshop

NRI

Sue has made some mark ups and is up to page 35 and will give to Julie. Sue stated that some of the charts confuse her. Sue gave an example. Julie to talk to Sue via the phone.

Discussion on the Land Use Tax history - Julie is waiting on the outcome of historical votes.

CTAP monies were used on NRI - and the remainder was used for the Existing Land Use Chapter and the Community Facilities Chapter.

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

The Planning Board meeting was adjourned at 9:42 p.m.

Respectfully submitted by Patty Power