

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Regular Hearing Meeting
Wednesday April 20, 2011

Present: Sue Killam, Chairman; Regular Members: Tim Dziechowski, Harold Morse, **Alternate:** Mike Turell

Ms. Killam called the meeting to order at: 7:50 p.m.

Correspondence

Incoming

- 1) OEP Letter - Sat June 11th 18th Annual Spring Planning & Zoning Conference
- 2) Memorial Day Parade Committee - letter - sign up
- 3) 3 Letters from the Zoning Board copied to the Planning Board-
 - a) Side line & Wetland Variance - 35 Boulder Cove Road - approved
 - b) Re-Hearing Request for a Extended Family Accessory Living Unit - 4 Sawmill Road
 - c) Extended Family Accessory Living Unit - 18 Providence Hill - conditional approval
- 4) Town & City Magazines March & April
- 5) (2) Letters from James Lavelle - to review later in meeting
- 6) Letter from the Office of Energy & Planning - Dwelling Unit Response Form - to be fill out for the 2010 Calendar year - Sue to see if Planning office or Selectman to fill out form

Outgoing none

Approval of Minutes

Minutes of February 16, 2011

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

Public Hearing

none

Discussion

Discussion on Waiver of Liability of homes on a class 6 roads (Private way) RSA 674:41 requires the Planning Board to make recommendations to the Selectmen, who then have the authority to issue building permits for building on class 6 roads.

Sue read both letters to the Board

Waiver of Municipal Liability RSA 674:41 (property access on a private way)

- 2 request letters requires Planning Boards recommendations to the Selectman
 - 35 Boulder Cove Road (Map 23 Lot 74) - Sandra Fuhs
 - 37 Boulder Cove Road (Map 23 Lot 75) - Ralph Menier

Sue gave an overview on the property at 35 Boulder Cove. The property has been before the ZBA for setback changes - permission to build within the 100' wetlands buffer and permission to build within the side lot line (2.12 feet) both variances were granted. The intention for the homeowner is to majorly rehab property to add foundation, living space and a garage.

For the property at 37 Boulder Cove it is a total tear down and rebuild which required permission from the ZBA for a wetland set back (the building is to be moved further back from water but still within 100' setback - 12 feet gain from the water and also a seasonal conversion both of which were approved by ZBA.

All permits, plans have been approved by the State for both lots.

In both cases, the lots are located off a class 5 road and are on Private Way. Permission for Right-of-Ways were given to both property owners by owner of land they cross.

Tim made a comment that the "process should not be automatic and should not be rubber stamped" Tim stated that the Town has gotten into trouble in the past. He feels that the plans are fine and that Boulder Cove Road is owned by the heirs of the Williams Family. Tim is uncomfortable giving approval without seeing some kind of letter granting access. Mr. Lavelle stated that the deeds give the rights to pass and re-pass across the property to the highway. Mr. Lavelle stated that Susan Beckhorn, who is the daughter to the Williams and is the heir, has been notified several times and is aware of what is going on.

Sue spoke with the Fire Chief and Selectman Friel regarding active legislation SB 91 and HB 109, which removes the ability of Municipalities to require sprinklers. The Fire Chief requires sprinklers in these situations. Sue stated that if the bills pass that the Town may not allow any more waivers in the future. Mr. Lavelle stated that both property owners have agreed to install sprinklers.

Harold made the motion to make a recommendation to the Board of Selectmen to allow building permits per RSA 674:41 subject to waiver of Municipal liability from the property owners being recorded by Ms. Fuhs at 35 Boulder Cove Road (Map 23 Lot 74) and Mr. Menier at 37 Boulder Cove Road (Map 23 Lot 75) Seconded by Mike Turell and the Board voted unanimously in favor.

Mike informed the Board that there will be a Regional Transportation Needs Survey, from the State. They are looking for transportation needs and priorities and specific needs and demographics and are using "Survey Monkey". They are looking for Planning Boards, Selectmen, Police to respond to it next month. The survey is being sent to Town Mangers only at this time.

Mike also informed the Board that there will be a reduction in funding that is coming down for the Town, due to the sunset of the MV surcharge which is a significant project funding reduction. There was a surcharge of \$30 per car to help fund highway improvements. As of June, the surcharge is not to be extended nor is anything going to replace it. This means that the Town will lose over the next 8 years a loss of \$205,000. The Town usually gets Block Grants for road improvements. Mike stated that it is only on state roads which are RT. 121, East, Academy a piece of Sawyer.

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.

- Julie gave an overview of the Table 3- Julie spoke with the GIS staff regarding the chart and the following recommendations were made.
 - Auxiliary Transportation should come out there is nothing reported in any given year
 - The categories are condensed, from a larger sub categories for land use and land cover mapping, through NH Granite to make uniform based on national level and cannot be changed
 - 2 sub categories were incorrect and will be changed
 - under mix-urban - all developments where mixed of uses and one does not dominate
 - industrial uses - lumps in schools an municipal buildings

Harold made a suggestion to have a note that explains the categories

- idle open land - not an active agricultural and not considered forested, water or wetland

Roadway & Transportation

- Julie added some language about street conductivity and how a well design streets benefit the Town
- added a note under Bicycle & Pedestrian lanes and how the Town doesn't really have but a small section of
- Julie up-dated the paragraph under Table 4 to reflect new data in 2000-2009

Harold made a note that on page 4 in the paragraph in the highlighted area that the word "in" should be added after facilities.

Residential Developments

- Low/Moderate Housing
 - Elden Way (Birchwood)
 - Center View Hollow
 - Settler's Ridge
- Julie to re-word and to refer back to zoning - Julie to note - Inclusionary Housing per RSA 610

Commercial & Industrial Drive Section 4

Discussion on Commercial and Industrial - numbers are okay

Land Use/Open Space

- Julie to get list of cluster - 40% of Open Space
 - Bryant Wood 1,2
 - Commons 1,2,3,4
 - Wrights Farms 1,2
 - Settler's Ridge
 - Jesse Pages Estates
 - Jameson Ridge
 - Twin Oaks
 - Moccasin Path
 - Brushwood Drive
 - Ashford Drive
- Julie to add note important tool for preserving land presentation and find list of

Preserve the scenic vista is Cogswell Farm -fields in center of Town, permanently preserve as farm fields and are to be mowed in annually as in historic practice - Julie would like to add picture

Changes in Landscapes

- Open Space has become more accessible
- Julie to make note of substantial conversion of undeveloped land. - Julie to reference how much open space was preserve when the clusters were developed for access and use by residents in the clusters on table 4
- There is incentive to move the clusters further from the road - Rural character has been maintained - Julie to remove wording on page 6 by taking out "not maintaining rural character" also in the previous paragraph section 4 Tim feels that Atkinson has progressed from its rural roots - Julie to add the word *has* - Julie recommends to take out the middle sentence - Julie to add that "although the increase of residential growth the use of the cluster ordinance mitigates the effect of development by putting large tracks of land into conservation"

Island Pond

- removal of the second body of surface water
- Since late 1800's - seasonal/recreational lots
- under DES guidelines that are in place today modern and innovated changes for the better
- Julie to re-word paragraph - 1st two sentences to be taken out
- 1954 was when the first resident started to live there all year long
- Julie to review list of seasonal properties that remain
 - Tri-Town Association is Big Island Corporation and there are subdivision in each cove
 - Bigislandpond.org helps maintain the body of water - they harvest the Milfoil - they made a boat that harvest the milfoil that is the envy of other lake associations

Conservation

- Land Use Change Tax penalty - Julie to penalty to tax

Recreational Land Use

- Change Pope Road to Woodlock Park Lane
- new - 10 acres for Lacrosse
- 4 baseball/softball fields at Woodlock Park
- Tot Lot - for small children
- 3-4 acre lots for Conservation field, 4-H Field, Turkey field, lot behind Community Center
- no Community Garden

Recreational Trails

- Julie to add link from the Town website for the Conservation trails.
- reference to the canoe/kayak launch is now located at Water's Edge (used to be Stickney Road)
- Julie to put Map on page 9 and switch with page 10 - to put all recreational things together

Historic

- under 505 Scenic Vista - is correct
- High Visual Quality - was updated
- Julie went into the current Master Plan from 1980 - Julie to check the old Master Plan
- List of Long Distance vistas - listed is correct

Julie asked the Board to review the list of recommendations and get back to her - on both positive and negative

- 3/2009 Inclusionary zoning
- 2010 Small Wind Energy
- (3) 2008 & (3) 2010 for Prime Wetlands

New Business

Dispense of Work Shop on May 18th

Harold moved the motion to dispense with the Work Shop meeting on May 18th. Mike seconded the motion and the Board voted unanimously

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

Harold 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 9:40 p.m.

Respectfully submitted by Patty Power