

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Regular Meeting
Wednesday December 19, 2012

Present: Sue Killam, Chairman; Regular Members: Tim Dziechowski, Mike Turell, John Wolters, Ted Stewart, Paul Dimaggio (8:02) Alternate Harold Morse, Ex-Officio, Todd Barbera (7:55), Ms. Killam called the meeting to order at: 7:40 p.m.

Minutes

deferred

Discussion

Sue stated that there are no Public Hearings scheduled for this meeting, so it will be a workshop format to focus on developing proposed Zoning Articles for the upcoming legislative season. Sue handed out copies of a map from the 1985 Master Plan that shows graphically where scenic vistas were recommended.

Sue turned to meeting over to Tim Dziechowski to lead the discussion on proposed zoning articles.

Tim explained that the first article to be proposed is very simply to add the final Prime Wetland to the list of Prime Wetlands, specifically the "Wright Farm Pond wetland." This will update Zoning Section 410:9.

Tim requested a motion to change Section 410 as he had explained. Mike Turell made the motion; seconded by Ted Stewart; with no further discussion the Board voted unanimously in favor of the motion.

Tim went on to the discussion around "Conservation Development Zoning." He explained this is a different take on an incentive to get developers to conserve, by providing density increase in exchange for open space. The unique part is that the open space will be dedicated to Public use. An example would be to preserve age-old trails, and have up to 25% of the overall open space in the development be open to the Public.

He also explained that increased density could be used as an incentive to get developers to build for energy efficiency, either by LEED or National Green Building standards. Both have progressive levels of certification. A basic tight home with no garage could get 38 to 45 points. Epping uses LEED standards for commercial development.

Tim proposes that 25% of the Open Space be available for Public access, and it would either be deeded to the Town or placed under 3rd party easement management. For this the developer would get a minimum of 10% density bonus, up to the maximum carrying capacity of the land, based on Soil Based Lot Sizing so that water resources are protected. The discussion continued about the newer Table 2 to be used for Soil Based Lot Size calculations, and the variations of the numbering systems between HISS maps and Site Specific Soils maps.

John Wolters asked who decides what is energy efficient. Tim explained about the LEEDS scoring system. John also asked if wetlands can be part of the open space that is dedicated? Tim used the Turner Porter, Jamieson Ridge trail preservation as an example.

Harold Morse asked about changing the Ad Hoc table in our regulations.

Discussion ensued on the difficulties of the SB2 calendar and scheduling Hearings and Public Notices accordingly. The Board decided to work on this proposed ordinance between now and the first of January, then notify and post for one public hearing, first and final all in one to be held on Tuesday January 15, 2013.

Work continued on the proposal. Julie Labranche, RPC, suggested changing the Cluster ordinance on page z-50, Section 600:6c to reflect the newer Table 2 HISS mapping standards for Soil Based Lot Sizes, and also reflect the same change on page Z-58 under Section 610:3 for Inclusionary Zoning. Both should highlight the newer Table 2,

and they should make reference to the SSSNNE.org (Society of Soil Scientists of Northern New England) publications on Soil Based Lot Sizing, 2003. Tim agreed to make those changes.

Discussion moved on to minimum sizes for conservation Subdivisions. Tim stated that some towns have no minimums, but most agreed here that 10 acres would be a good minimum for any cluster type.

As to numbering, the Board agreed to skip past Section 630, and add New Section 640. A few changes were made to the text Tim had presented. Then the discussion shifted to Clusters in general, and Workforce Housing Clusters, as compared to Conservation Clusters, and how the Soil Based Lot Sizing incentives could work to encourage developers to conserve. Tim agreed to rework the section, and circulate it via e-mail, looking for comments by December 26th so that it can be posted by January 2nd for the January 15, 2013 hearing date.

The meeting was adjourned at 9:50 PM

Minutes Respectfully submitted by Sue Killam

DRAFT