

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Workshop Meeting
Wednesday October 3, 2012

Present: Sue Killam, Chairman; Regular Members: Paul DiMaggio, Mike Turell, John Wolters, Conservation Committee Members, Tim Dziechowski, Peter McVay

Ms. Killam called the meeting to order at: 7:48 p.m.

Discussion

Discussion on 86 parcels of Town owned land acquired through tax sale, gift, purchased with Federal Grants and 7 1/2% donation. Tim stated that 1 foreclosed on and there is no deed to town - he needs to research. Tim handed everyone a list of Town owned lands to discuss whether the land should be Conservation, titled Conservation and/or if land could be used or sold for the Town.

The Board members referred to town maps. Tim explained that the parcels of landed colored pink are Town owned land, green is conservation and Tim feels some parcels are incorrectly marked and should be changed. Tim stated that there is land that if no school was built that it was to go back to the grantor.

Right of Reversion - The residue of an estate left in the grantor, to commence in possession after the determination of some particular estate granted out by him; it is also defined to be the return of land to the grantor, and his heirs, after the grant is over.

FLWCD is the Federal Land Water Conservation District. Tim stated that you need to get permission to convert to town land. Sue asked what needs to be done to make the change like town warrant articles. Tim stated that under RSA 41a:14 that the selectmen can grant the change.

Tim used the list in tax lot order

Map 2

Lot 053 - Gift Deeded as a 36-A:4 and stated in deed Conservation

Recommendation: To make green on tax map

Discussion on 7 1/2% land donations. Town decides how to best manage the land.

Map 3

Lot 019 - Purchased under FLWCD grants - Conservation land- Town Forest and managed by the town - Sawyer Ave. side has an encroachment - abutter using town entrance as a driveway.

Recommendation: none

Lot 031 - Unbuildable lot – should merge into town forest

Recommendations: Make Conservation

Lot 047 - Unbuildable lot - wet lands

Recommendations: Make Conservation

Lot 108 - Town

Recommendation: none

Lot 114 - Town

Recommendation: make Pink on tax Map

Map 4

Lot 011 Purchased w/ Federal Grant- Sawyers - Forest - Unbuildable - Town/Conservation easement

Recommendations: Make green on map

Lot 011-1 purchased Federal Funding - FLWCD - wetlands - watershed on property

Recommendation: Make green on tax map

Lot 046 - Gift (McPherson) - Conservation

Recommendation: none

Lot 050 - Gift (McPherson) - Conservation

Recommendation: none

Map 5

Lot 048 - Purchase SPNHF

Recommendations: Make Green on map

Lot 035 - Purchase SPNHF

Recommendations: Sue to talk to Barbara (does not exist- discontinued; is part of 59 acres per Plan D- 20086)

Lot 067 - Community Center Town

Recommendations: make pink on map

Map 7

Lot 123 - Gift - Town

Recommendations: make pink on map

Lot 198 - Purchase - Town - Fire pond

Recommendations: make pink on map

Lot 199 - 7 1/2 % Donation - Town

Recommendations: make pink on map

Lot 204 - Tax sale - Town - back land

Recommendations: sell to a neighbor

Map 8

Lot 108 - Gift - Buildable lot - well present

Recommendations: could sell

Map 9

Lot 027-6 - 7 1/2% Donation – (Swamp)

Recommendations: Make a municipal park?

Lot 034-10- 7 1/2% Donation - Town - Deeded to Town

Recommendations: Ask legal counsel about making it Conservation

Note: Town does not have deeds after 1986 decision - need to check with legal counsel on how to proceed.

Lot 090 - Gift - Fire pond, Town

Recommendations: Make blue on map

Map 10

Lot 006 - 7 1/2% Donation - Fire pond

Questionable “title”

Lot 008 - Purchase - Conservation - Town owned without restrictions

Recommendations: Should be green on map

Map 11

Lot 004 - 7 1/2% Donation - Town recreation - merging of 2 lots

Lot 004 - Purchase - Town recreation - merging of 2 lots

Recommendations: make pink on tax map

Map 12

Lot 001-1 - Land Swap - Recreation/Town Forest - pond with brook - re-deeded (5 Parcels)

Lot 002 - Gift - Conservation - reverter clause

Lot 002(a) - 7 1/2% Donation - needs to be researched

Recommendations: All should be green on map and Lots 002 and 002(a) need to be researched

Lot 002(c) - Federal Funds - Needs to be researched

Recommendations: Should be green on map

Lot 002-3 - 7 1/2% Donation - Town

Recommendations: Should be conservation

Lot 012 - Land Swap - Town Conservation (part of 5 parcels)

Recommendations: Land locked - Should be green on map

Lot 005 - Purchase - - Dump Station

Recommendations: none

Lot 007-1 - Land Swap - Town Conservation (part of 5 parcels)

Recommendations: none

Lot 017 - Tax Sale - Town

Recommendations: convert to Conservation

Discussion on how best to make a warrant article and whether to put all transfers to conservation into one warrant article. The Board discussed whether the Board of Selectmen could make the transfer without a warrant article. Suggestion to ask legal counsel or LGC.

New Business

Sue informed the Board that because the Zoning Board took such good notes and handled the Saviano case. The judge ruled in favor of the Town and Mr. Saviano is going to appeal to a higher court. Sue gave a brief overview of the case.

Sue made a motion to adjourn the meeting. Mike seconded the motion and the Board voted in favor to adjourn.

The Planning Board meeting was adjourned at 8:55 p.m.

Respectfully submitted by Patty Power