

ATKINSON PLANNING BOARD  
Atkinson, New Hampshire  
Regular Meeting  
Wednesday, March 21, 2012

**Present:** Sue Killam, Chairman; Regular Members: John Wolters, Mike Turell, Tim Dziechowski, Alternates Scott Simons, Sonny Jendrick, Ex-Officio: Todd Barbera-

Ms. Killam called the meeting to order at 7:31 p.m.

**Approval of Minutes**

Minutes for February 15, 2012

February should be added to the header

**Mike made the motion to accept the minutes of February 15, 2012 as amended. Scott seconded the motion and the Board voted unanimously in favor to accept the minutes with Todd abstaining**

**Correspondence**

- Incoming -**
- Annual Water Protection Seminar, May 2 at the Grappone in Concord, 8:30am - 4 pm \$40 p/p - John & Sonny would like to attend
  - Memo from the Board of Selectmen to Donohue, Tucker & Gould RE: Deed to Blackford Dr. The BOS would like a copy of the Certified Title and the Right of Way for the sister lot
  - Rockingham Planning Commission to the BOS regarding the annual dues, which are \$6,278.00
  - Hampton Planning Board - Notice on an Auxiliary Wireless Tower on Rt. 198 Hwy in Hampton
  - Town & City - There is a section on court cases Sue mentioned to the Board that are significant to Town business and the laws that relate to the to Town Officials that they would find interesting
  - Newmarket - held a meeting on the 3/20/12 for adding 12 antennae on an existing cell tower
  - NH Division of Historical Resources - notice on Walnut Ridge and the water system

**Outgoing -**  
None

**Discussion**

Capital Improvement Plan Committee (CIP)

Sue stated that the voters passed the article on the CIP Committee and she has a list of possible names as well as the BOS

Mike Turell	Scott Simons	Robert Clark
Dave Parquette	Alan Phair	Bud Turelli
Chris Mastrano	John Wolters	

Sue asked the Board if they had any names to add. Tim suggested someone from Conservation Committee, he will ask. He also suggested Adele. Sue gave the Board her work and home phone numbers if anyone had any more names.

## **Public Hearing - 7:54 PM**

Application for Lot Line Adjustment for George and Alice Tombarello, 63 Providence Hill Road, Map 6 Lot 21 and Robert and Erin Leavitt, 59 Providence Hill Road, Map 6 Lot 21-1

Sue gave the history on the Lot line adjustment. The previous owners never had the deeds recorded. Sue read the list of abutters:

### **Following were Present -**

Jeffrey L. Green, Surveyor

Mr. Green of Loudon brought the new plans before the Board. He stated that they wanted to make the lots more uniform with the property behind the houses actually belong to the property and not the property beside it. Both lots would remain fairly even with one lot being 2.432 acres and the other being 2.473. Both property owners agree and that the original owners of each lot never followed through with all the required paperwork. Mr. Green stated that one lot had private well water and the other used community water well.

**Mike made the motion to take the site plan for tax map 6 Lot 21-1 under jurisdiction. Tim seconded the motion and the Board voted with six votes in favor and one abstention**

**John made the motion to approve the Lot line Adjustment for Map 6 Lot 21 and 21-1. Mike seconded the motion and the Board voted with six votes in favor and one abstention**

Sue mentioned to Mr. Green that she would need a copy of all the final paperwork and to be sure and call before he made the trip back down.

## **Public Hearing ended at 8:20 PM**

### **Master Plan Chapter**

Julie LaBranche of the RPC gave an overview of the three chapters that are in the final stages for a Public Hearing. The chapters are the Community Facilities, the Natural Resource Inventory and the Existing Land Use Chapters. Julie to email Scott, Todd and Mike the new chapters without the maps. Someone brought up a question about adding the data from the 2010 Census, as the population is less in the chapters. Julie will make those corrections. She stated that the information was not available at the time she started the chapters and that it was not a problem to make those corrections. Julie noted the changes to Table 1 in the Existing Land Use chapter and the appendix #1 in the Community Facilities chapter. Discussion on the Kimball house and the "tense" in which should be used. In section II to change the year from 1907 to 1912. It was also noted, that it was the early 70's in #2 second paragraph that in 2012 the Kimball Library Trustees will have the control of the maintenance and management of the property. This was done under RSA 41-12. This states that the BOS cannot sell to be something else. Alan Phair has the deed and contract regarding this.

In the first sentence of the Existing Land Use chapter, Julie to change population to match the 2010 census. On page 5, to add the 2011 Town Report is on the Town's web site. A discussion on the Town's website and that older reports and minutes were not available. Todd to look into web site.

### **Other Business**

The chapters that were budgeted to be updated are the Future Land Use and the Vision Chapters. Mike asked Julie if any other towns had done the Future Land use chapter. Julie stated that a few had and that

she had worked on some. Sue is to send Julie a copy of the last survey that the Town used. Julie will review it and make any necessary changes to the survey. Julie suggests putting out as much information as the Board can think of to let the residents know about the survey (to be done on a site like surveymonkey.com). She suggested those online, flyers, cable TV, Town Web Site, schools, condominium associations, the library, elderly affairs program, scouts, and the community center. Discussion as to how to do the survey and discussions. Such as potluck or spaghetti dinner, ice cream social, having them at different days and times to get a varied amount of the residents to attend. Detailed discussion on using a storyboard, visual examples on a slide show, and a raffle. Discussion on having a date for the first get together before school is out because residents will be starting to go away for the summer. In addition, where and how many meetings should be done. Discussion on having the April workshop to work on dates, times and the locations for the gatherings. Julie stated that this would give a good representation of the population. That having a survey, holding functions and having an open forum at a Planning Board meeting would give the committee the best results. Julie suggests that at the workshop the Board works on the dates, locations and times for the events. Julie also feels that this is doable by the end of the year.

Discussion on Special Exceptions and their scenarios. Discussion on MS4 permitting and how it will affect the Town. Discussion on how small municipalities have five years in which to comply and if there will be grants available to aid the towns for the increased costs involved. Julie stated that Massachusetts started last year and that the UNH is working on a plan with the Costal Water Shed. She feels it should be an easy process and that there should be auditing tools coming forth. Julie will keep the Board posted on any new developments.

### **Workshop**

Sue wanted to remind everyone that we would be having the workshop on April 4, 2012

**Mike made a motion to adjourn the meeting. John seconded the motion and the Board voted with six votes in favor and one abstention to adjourn.**

The Planning Board meeting was adjourned at 9:19 p.m.

Respectfully submitted by Patty Power