

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Workshop Meeting
Wednesday December 5, 2012

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

Ms. Killam called the meeting to order at: 7:41 p.m.

Minutes

Minutes of November 21, 2012

Mike made the motion to approve the minutes as amended. Ted seconded the motion and the Board voted unanimously in favor

Correspondence

Incoming - none
Outgoing - none

Discussion

Sue stated to the Board that Winslow Drive is coming in for acceptance, and that the Planning Board needs to send the Board of Selectmen a recommendation letter. This is the last road without a winter maintenance bond.

Tim has two zoning articles to recommend. The first article is simple in that adding an 8th prime wetland, specifically, Wright Farm Pond. It should be one hearing. The second is Conservation Incentive zoning. Tim researched Incentive bonuses for other towns and the one Tim liked was Belmont, Ma. the best and that there were 8 other towns/communities across the U.S. that has used the Incentive bonus. The Board discussed if Incentive bonuses are worth offering them to developers. Discussion evolved around green building and protecting Open Spaces with public access. The Board aired concerns on not losing what is already in place. Tim suggests a point system, with 1/3 Conservation, 1/3 Green Building, and 1/3 Public/Open Spaces; this was discussed by the Board members. There was discussion on the maximum Incentive bonus. Tim handed out rough drafts on scoring for incentive bonus and how to get involved with the LEEDS scoring. The more efficient the more you can build with incentives. The point system is broken down into Conservation (33%), Public/Open Spaces (33%) and Energy (33%). The Board discussed how the scoring was done and what is the base line on scoring. Julie mentioned that in Bedford, NH that the incentive there is if you build on one side of town you can conserve something on the other side of town.

Tim gave examples using different town properties that have been developed or that could be developed. Discussion went on to small unit single family, under 1200 sq.ft. like Newton, NH. The Board discussed Workforce Housing and the Cluster Ordinance and the Board needing to be flexible. Sue read Cluster Ordinance under Z page 50 – Section 600:6

The Board discussed soil charts, soil calculations and ad hoc findings on soil based lot sizing. Along with the soil calculations, scenic vista were discussed and incentives for maintaining them as such. The Board discussed finding the reference to soil chart and have it noted in the ordinance.

There was discussion on soil based lots sizing and Community septic and wells. The Board then discussed court cases on Conservation vs. Conventional Development.

The Board discussed Senate Bill 2 and the calendar and when the next Board meet should be held and whether the Board needs to meet on a different night to hold a Public Hearing and discussion on Warrant Articles. The Board discussed the readiness of the articles. The Board discussed if the new article should be a brand new articles or if a new letter to be added to 600:6 section (d). The Board then discussed if one Public Hearing would be needed and whether it could be a mixed hearing at the next regular scheduled Planning Board meeting on December 19th, 2012 or if moving the meeting night.

Discussion on amending article 510 and the mixed uses. This brought the Board back to how much of a bonus incentive should be given. Discussion on the mixed use and the ramifications in the Site development in the Commercial/Professional that abuts residential and the 150 ft. buffers.

There was a discussion on Clusters as the most attractive to developers and residents. Discussion then went to "Commons" and the fact they are pretty, close to the village and they don't have mixed uses.

Discussion on land left to develop and zoning 600:5 and multi-family and parcels of land more than 20 acres. The Board discussed amending the Permitted use table as an alternate was to get an incentive bonus. The discussion evolved into having no minimums or at least 10 acres.

Discussion on zoning 600:9 and if the standards are already there. The members discussed the energy efficiency and permeable pavement and it's maintenance.

Tim to scan and email Paul and Harold the documents on the Incentive Bonus as well as sending the Board the information on the Incentive Bonus in Belmont, MA. Julie and Tim will work together to make Warrant article into a half page and send it out for a Board review.

Ted 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 9:36 p.m.

Respectfully submitted by Patty Power