

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Special Meeting
Tuesday, January 15, 2012

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

Ms. Killam called the meeting to order at: 7:33 p.m.

Public Hearing

Proposed Zoning Amendments

Proposed amendments to the zoning ordinance intended to create incentives for enhanced conservation of land for public use, and energy resources. Proposed changes as follows:

to add definitions for residential and commercial conservation developments, and

to change zoning article by VI, section 600: 6C to update soils based lot sizing references, and to use the new section 600:6 – D to allow conservation subdivisions to utilize soil based lot sizing methods, and

to adjust wording in section 600:16 and 600:17 to accommodate conservation subdivisions, and

to add new section 640:1 through 12 entitled "residential conservation developments,"

Sue read the proposed warrant articles.

Discussion

1) Proposed amendment to the zoning ordinance intended to create incentives for enhanced conservation of land for public use, and energy resources.

Discussion on the definitions of 600:6c and 600:6d and whether to add them to three articles of zoning. The board discussed the soil based table in sections SP and SD and how to reference them so they're in one table. Discussion on soil based lot sizing and low moderate housing lots. Discussion by the board on charts in sections page Z18 section SP410:7. Discussion on amendments to minimum lot size and whether to delete reference 410:7 soil based lot sizing. Discussion by the board to amend section 410:7 and delete reference to volume 2. Under section 610:3 to update the reference on soil based lot sizing. Julie made a suggestion to updating the reference from 1991 to 2003 and that the references are over 10 years old and just changing one word in sections 410:7 and 610:3.

Change to section 600:6c

The board decided to add a word "provision" to the last line under section 600:6C to be read as follows: this provision does not apply to low-moderate developments, when a low-moderate incentive is utilized. (See section 505:2)

Also noted in the first line it should read soil based lot sizing and after version 1 delete ", " these last two changes were also made to new section 600:6d.

Mike made the motion to propose amendment to the zoning ordinance intended to create incentives for enhanced conservation of land for public use, and the energy resources to the ballot as amended. Tim second the motion.

The corrections were add definitions, amend 600:6c, add 600:6d, and add 640:1-12, and correct 410:7 by removing the words "volume 2". Under 610:3 soil based lot size

Four board members in favor, Ted abstained, one opposed; motion passed.

2) Proposed amendment to the zoning ordinance article IV section 410:10 to add Wright Farm Pond to the list of prime wetlands

The board discussed the change in state law that eliminates 150 foot state setback provision. Tim explained that this had not been included before because of the number of homes so close to it. The change in state law allows us to include it now.

Mike made the motion to move to the ballot the proposed amendment to the zoning ordinance, Article IV Section 410:10 to add Wrights Farm Pond to the list of prime wetlands. Ted seconded the motion. Board voted unanimously in favor.

Mike made the motion to move the proposed amendment to the Building Code Ordinance to add a new section 510:7 to require proof of appropriate certifications for energy-efficiency in buildings built in a conservation Development. Ted seconded the motion the board voted unanimously in favor.

New business

Sue advised the board that the February 6 workshop would have several people coming to discuss issues with site plans. The first is a representative from the Brown family who wants to come and talk about proposed subdivision of Brown's land. Also, Tim Lavelle is coming to discuss issues regarding lots on Industrial Way that are affected by buffers that abut residential properties. Sue informed the board that 56 Island Pond Rd. was sold and the new owner would be coming in to discuss some issues.

Sue wanted to let the board know that the February 20 agenda had an application for AT&T for a completeness review for communication antennas on Route 111, at the existing tower on the Busby site.

Mike made a motion to adjourn the meeting. Ted seconded the motion. Motion put on hold.

Julie mentioned she would not be available for the February 6 meeting. Julie also asked the board about posting the results of the survey on the website for the master plan. Tim also asked the board if the board could continue to review the town owned properties in inventory on February 28. The board discussed that at the March 6 meeting the board would continue the master plan discussion. Julie also mentioned she would be out of town for the April workshop.

Mike made the motion to adjourn the meeting. Ted seconded the motion. The board voted unanimously in favor.

The Planning Board meeting was adjourned at 8:32 p.m.

Respectfully submitted by Patty Power