

**ATKINSON PLANNING BOARD MEETING
MINUTES
WEDNESDAY, NOVEMBER 6, 2013**

Members Present:

Sue Killam, Chairperson
Mike Turell
Paul DiMaggio, Vice Chairman
Scott Simons
Ted Stewart
Tim Dziechowski

Other's Present

Call to order: Chairperson Sue Killam called the workshop meeting of the Atkinson Planning Board, Wednesday, November 6, 2013 to order at 7:50 PM.

Correspondence: No correspondence

1) Letter from Town Attorney re: Mr. Saviano's request for putting 3 houses on his lot by the lake. The Supreme Court Decision dtd 10/28/12 upholding the Superior Court and the Zoning Board denial. The Town's suit against him for occupying an illegal dwelling can go forward. A jury trial regarding the enforcement of the Town's action against Mr. Saviano can go forward.

2)

Workshop topic:

1) Continued from August 21, 2013, Application for Subdivision and Cluster Subdivision presented by Millennium Engineering for Gordon P. Brown Family Revocable Trust, for Subdivision of 15.58 Acre parcel to create a lot of 2 acres with the existing house, and to create an 8 Lot Scenic Cluster Subdivision of the remaining 13.58 acres, located at 129 Main Street, Map 13 Lot 21 in the RR2 Zone.

Abutters list: Norbert J. Gauren of Gauren Realty Trust; Gordon P. Brown Revocable Trust, c/o Page Brown, Kuldip and Pinderpal Baines; Kathleen Sedkowsky; Jesse Page Estates, Woody Wood, President, Lincoln Jackson; Robert and July Weaver ; 138 Realty Trust, John Feuer, Trustee; West Environmental; Joseph Nowell; and Millennium Engineering, Inc. No abutters were present.

Chairperson Killam requested that the Board discuss three draft documents regarding the subdivision: the Declaration of Scenic Vista – Conservation Easement; Easement for Drainage; and Easement for Widening of Roadway and Sightline. Vice Chairman DiMaggio suggested that the Board look at where the easements would be on the plan.

Easement for Drainage

The Easement for Drainage marks out a path for the Road Agent to inspect, maintain and repair the drainage system. The Board still needs the Easement for the Sewer.

Easement for Widening of Roadway and Sight Line - includes 2 easements, a widening easement and a sight line easement. Both easements are marked on the plan.

The Board discussed the sight line easement. The sight line easement will take out part of the stone wall. Mr. Stewart informed the Board that the sight line easement is a state requirement. He expressed concern about the sight line by Page's Lane. There are big trees growing along the stone wall that obstruct the view. Several trees would have to be taken out.

Chairperson Killam marked the easements on the map.

Next, the Board discussed site specific soil based lot sizing for the development, which is required by AOT. The Board also continued to discuss issues with the drainage and sewer system. The Board would prefer individual septic for each lot in the subdivision. There are 8 lots. Chairperson Killam reiterated that the sewer easement is missing and the Board has no model for it.

Declaration of Conservation Easement

The Board questioned if a scenic vista is needed for the property. It was agreed that the field leading up to the farmhouse would be considered a scenic vista. Mr. Stewart informed the Board that there is a warrant article to purchase the house. The house is on the Atkinson web page. Chairperson Killam read the easement for the Board members and audience.

On page 2, c (i), (ii) and (iii) can be stricken. Leave stone walls, subdivision, signage, in the paragraph. Mr. Stewart. The Board discussed whether reference to signage should be stricken.

The Board discussed 2 (d) and decided it should be qualified to say "...except as shown on initial plan" because the Board had already permitted them to install a swale in part of the open space.

2 (e) and (f) can remain as written. Paragraph 3 can remain as written.

The Board will speak with the Town attorney about paragraph 4.

Paragraph 5 (c) will have to be rewritten. Everything after "... shall be paid by the then property owner", can be stricken.

The Board discussed paragraph 5 (a). It can remain as written.

Paragraphs 6 can remain as written. Paragraph 7, "...and to the Town of Atkinson" should be added.

The Board discussed if another paragraph about the drainage easement should be added.

The Board discussed if scenic vista easements should be placed on the house lot.

Minutes

Page 2, second paragraph up from the bottom 3rd line down, there is no church, church should say house.

Member Mike Turell made a motion to approve the minutes of the October 16, 2013 minutes of the Planning Board as amended, Vice Chairman Paul DiMaggio seconded the motion. All members present voted in favor. Vote: 6/0.

Chairman Killam asked the Board to discuss two articles in Town and City and passed them out.

Next Planning Board meeting Wednesday November 20, 2013.

The Brown plans and two other site plans will be discussed. The first, Clinton Teague has been crushing stone and storing it on site, which is not a permitted use. He is removing that, but is amending his site plan to show his current operations on the site. Aaron LaChance will review. Ruby Holdings LLC put up a 20 x 60 foot building without amending the site plan. Both sites are on Industrial Way. Ruby Holdings is also planning on subdividing another lot previously owned by Gordon Brown. He has offered a lot to the Conservation Commission. Mr. Dziechowski would like to offer that lot to the Town in

Member Mike Turell made a motion to adjourn. Vice Chairman Paul DiMaggio seconded the motion. All members present voted in favor. Vote: 6/0. The November 6, 2013 meeting of the Atkinson Planning Board was adjourned at 9:20 PM.