

**ATKINSON PLANNING BOARD
WORKSHOP MEETING
MINUTES May 1, 2013**

Members Present:

Sue Killam, Chairperson
Paul DiMaggio, Vice Chairman
John Wolters
Tim Dziechowski

Other's Present

Julie LaBranche, Rockingham Planning Commission

Call to order: Chairperson Sue Killam called the workshop meeting of the Atkinson Planning Board, Wednesday, May 1, 2013 to order at 7:39 PM

Review of Correspondence:

- Haverhill Meeting Wednesday 5/8 Agenda - 52 Cogswell Street definitive plan; special permit for 2 Washington Street to construct 9 residential apartments and 2 commercial spaces
- Rule for storage of cylinders awaiting – need protection against vehicle impact
- Legal Notice for Zoning Board next Wednesday – 4 hearings: Mike Murphy is looking for a variance for a garage 35 feet from the wetland; 21 Chase Island Rd, a special exception for conversion from seasonal to year round. Member Tim Dziechowski has concerns about a porch built new in 2000, and will discuss on Monday at the Conservation Commission along with code enforcement regarding living year round.
- 56 Island Pond Rd. property application for variance to use accessory building and variance on side yard distance to allow commercial use of an existing building within 150 feet from a residential district
- 38 Hemlock Shore Drive tear down and rebuild of an existing house has plans for protection of shore line and wetlands
- Julie LaBranche gave fliers for a program on how can we make our region the best place to live? May 14, 2013 at Sanborn Regional High School, Kingston, NH
- Julie LaBranche mentioned a letter from Bill Innes regarding the master plan, survey results, the timeline so far and going forward. She has links to 2 chapters updated last year. She will draft and have ready the vision of future by next meeting,

Workshop: Master Plan ongoing discussions - Discussion of Future Land Use Plan and Master Plan update

Julie LaBranche – passed out the draft outline from the community survey. If the Board agrees, she will start work on the narrative.

Number 1 – Maintaining Rural Character:

When the Board discussed the third bullet, encouraging farming, an Agriculture Committee was suggested. As yet it has not been established.

The Board discussed the last bullet, encourage multifamily dwellings and whether it should say two bedrooms. It was pointed out that cluster housing consists of two bedroom units in a cluster and in the case of workforce housing, it is not restricted to 2 bedrooms. The Board decided to – leave out two bedrooms and say there is a bonus for density in multifamily housing

The Board discussed zoning for smaller dwellings and a minimum size of 650 square feet. – This type of housing would be a project for small single level single family homes for retired and elderly, bigger than a mobile home but smaller than a split level. The building code is 800 sq ft. minimum for the ground floor and 650 square feet minimum for the second floor. Zoning incentives that provide for construction of small homes on a collective lot and smaller pieces of land

- Consider zoning incentives to provide for small cluster detached homes in a cluster on smaller lots allowing 800 sq ft for minimum ground floor size.
- The Board discussed accessory buildings to a main dwelling. The Town has not done a good job of offering alternative living spaces to various groups like 18-25 yr olds beyond extended family, perhaps craftsman cottages and bungalows, land cost is too high for single lots, it would have to be cluster housing.

Number 2 Environmental Protection -

Water quality – chemical 1-4 dioxane – change wording from “require” comprehensive water testing to “encourage” comprehensive water testing for all building permits – say encourage instead of requiring. The Board looked at the map showing where contaminated water has been found. The Board recommended Julie LaBranche make the wording regarding water quality more generic. Member John Wolters recommended saying the Town strongly recommends groundwater testing and well testing and to consult the DES website. Consider a recommendation for comprehensive water testing. It affects the whole Town; it could change assessments on properties with contaminated wells. The Board agreed that the best language would be to recommend comprehensive water testing. It was also suggested to limit zoning of certain types of business near bodies of water. Evaluate uses permitted and environmental issues to zones. The Board discussed how to limit contamination and protect groundwater.

Protection of drinking water supplies – reclassify drinking water to a higher classification that gives it more protection by DES. Julie LaBranche will bring it to the next meeting. The Board discussed limiting the age of gas tanks and if the Planning Board and the Town get involved. That is regulated by the state.

Buffers and setbacks – tradeoff between 100 ft setback and/or a 50 ft buffer. Julie LaBranche would like to further evaluate the difference between a buffer and a setback and how to incorporate it into zoning. The Board has interpreted wetland as any body of water, but it is wetlands and intermittent streams. Recommend and/or add surface waters to the wetland section of zoning, include ponds, streams and rivers. The language in the different sections needs to match. It was recommended to cross out intermittent streams in Section 8 and the language will match. The Town needs to use an official definition.

Alternative Energy Sources – The Town has adopted wood, wind and solar incentives.

Julie LaBranche asked about talking with Ted Stewart regarding road treatments. Chairperson Sue Killam says they use brewery sludge.

Number 3 - Preservation of Historical Sites and Buildings –

Scenic Byway – Frost Stagecoach Byway – JLB will ask about the Stagecoach Byway.

Number 3 ties in with number one – maintaining rural character. There is a barn easement. Julie LaBranche is to find the RSA; it is a fairly recent change. A few property owners have taken advantage of it. Encourage property owners to take advantage of the barn easement to preserve historic barns. Refer back to #1 as a preservation measure to maintain rural character. There are only a few farms left. The Board can look at an agricultural commission to find ways to preserve agricultural land. One solution is to have the state/town buy back property and pay farmers to run them. The Board discussed how farmers can make money. The Board discussed different types of farming, pig farming; New England is a profitable farming area, vineyards, and beekeeping. If farmers can have farm stand that doesn't sell what they grow themselves. Julie LaBranche informed the Board that the RSA has changed to include agribusiness and agritourism so restaurants, bed and breakfast, farmers markets, farm to table, supplying schools, restaurants are all included.

Number 4 – Control Property Taxes – The Board discussed Town services: road maintenance costs; a capital improvement plan and the need for a capital improvement committee; maintaining a high quality of municipal services.

- An aging population and elderly affairs – Bill Innes in charge of Elderly Affairs at the moment The Police Department takes the calls. – advertising for drivers, drivers paid 8-9 hour – funding comes from Town budget and from donations
- Identify municipal needs and if remaining undeveloped lands would be useful to implement expansion or fund municipal services
- Need for more sidewalks for Town Center – identify a source of funding to build and maintain sidewalks

Other - Ms. Killam asked if there were anything else. Member Tim Dziechowski is to work on a notice for Amending Site Plan and Subdivision for lot sizing and going from soil based to site specific.

Next Planning Board meeting Wednesday May 15, 2013

Chairperson Killam adjourned the workshop at 9:30 p.m.