

**ATKINSON PLANNING BOARD MEETING
MINUTES
WEDNESDAY, SEPTEMBER 4, 2013**

Members Present:

Sue Killam, Chairperson
Mike Turell
John Wolters
Paul DiMaggio, Vice Chairman
Scott Simons

Other's Present

Julie LaBranche, Rockingham County Planning Commission

Call to order: Chairperson Sue Killam called the workshop meeting of the Atkinson Planning Board, Wednesday, September 4, 2013 to order at 7:50 PM.

Correspondence: No correspondence

Workshop topic: Master Plan chapter development

E. Enhance Town Center

There are 16 recommendations in Section E to enhance the Town Center. The Board continued the discussion of bike lanes. Issues discussed were the bike lane on Kettering Lane in the Town Center; How to define a bike lane; how bike lanes should be marked; and how wide they should be. Right now they are marked by a white stripe on the side of the road. A problem is that the state paints the line so that the bike lane is only 18 inches and they should be 4 feet wide

F. Considerations for Future Growth and Development

The Board discussed recommendation Number 7, Housing and Architectural Styles, and whether the Board should encourage a particular look or façade for housing and/or diversity and contemporary styles.

The Board discussed Innovative Land Use Controls; Regulation 674:21. The Board went through the list of land use controls, discussed the definitions and how they can be and are used by the Town. One Atkinson has used is cluster housing. The golf course is another one. The Board discussed the difference between planned use development and cluster housing. Julie LaBranche suggested adding language about exploring ways to adopt and implement innovative land use controls. The Board discussed how to build incentives into single family homes.

Julie LaBranche read through the recommendations for section F.

The Board discussed storm water drainage and the requirements of the Environmental Protection Agency regulation MS4 (EPA MS4). Particularly how it would impact the Town of Atkinson and surrounding communities. One issue discussed was storm water drainage in the Hamlet complex which may not meet the requirements of EPA MS4 and the possibility that the design will look much different once it goes through the state and federal permitting process.

Chairperson Sue Killam commented that often the Planning Board is not aware or does not understand what Julie LaBranche is talking about when she informs them of the different federal and state regulations; and she is a big asset to the Board.

Mike Turell pointed out that he sells pervious pavement and the State of Rhode Island has an excellent web site but Atkinson and New Hampshire does not have the information.

Julie LaBranche explained that any part of municipal drainage system that discharges into a US water body, has to comply with EPA MS4. The Board discussed where Atkinson would be impacted and concluded that the watershed in Atkinson all or nearly all discharges into the surface water or a US water body. A few exceptions would be a drainage pipe that discharges into a field.

The Town will have to do water samples every year. Julie LaBranche has a presentation on EPA MS4 which she would be happy to give to anyone that is interested. Vice Chairman Paul DiMaggio pointed out that many Towns are fighting the regulation. Julie LaBranche informed the Board that it is still under review but it has been implemented in Massachusetts. It could be called Federally Mandated Storm Water Management rather than EPA MS4.

Ms. LaBranche also pointed out that the Environmental Protection Agency can take over the states permits if it feels that the state is not implementing the regulations. EPA MS4 applies to Towns depending on population density, proximity to urban areas and the water shed. The Board agreed to call it Federal and State Storm Water Management requirements.

The Board also discussed concerns about drainage from existing subdivisions. The area called Atkinson Heights, which is the development on both sides of Sawyer Road, is one area of concern. The development was laid out in a grid with no concern for existing water flow; streams were buried and so on. If someone contours their lot it can cause wet basements for neighbors.

Chairperson Killam suggested wording about issues with earlier development. Julie LaBranche informed the Board that watershed problems and septic problems need to be addressed by the homeowner.

All the lots in Atkinson Heights are the same size; 75x150 ft. Paul DiMaggio pointed out that since the lots are so compact and on a grid, it won't be difficult to lay in Town water and sewer. Another issue would be the water table.

Workshop topic: Ongoing discussions regarding Soil Based Lot Sizing methodology

Continued from August 21, 2013: AMENDMENTS TO SUBDIVISION and SITE PLAN REVIEW REGULATIONS

The effect of the proposed amendments will be to:

Modify all SD (Subdivision) and SP (Site Plan) references to soils based lot sizing to refer to the latest site specific standards of the Society of Soils Scientists of Northern New England (see: www.sssnne.org) as recommended by NH DES and the Town engineering firm. These changes have already been incorporated in the Zoning Ordinance by passage of Warrant Article 2013-2.

Member Tim Dziechowski was not present. Chairperson Killam requested to wait for more information before continuing the discussion. The committee agreed.

The agenda for the September 17, 2013 meeting would include continuation of the Brown Development.

The next would be the site at 56 Island Pond Road. They are planning on realigning the parking, probably taking out all the parking in the front. Also, the Board needs to be on the alert for requests for building permits on the property. They have already requested a permit for a balcony which was denied.

8 and 10 Realty Trust and Northern Realty Trust may also be on the agenda.

Scott Simon asked about water. The EPA is funding water lines down Island Pond Road for houses that have undrinkable water. The EPA has changed the number for dangerous drinking water from 3 to around 65.

Next Planning Board meeting Wednesday September 18, 2013

Please Note: Planning Board Workshops are public meetings open to all, but are typically not televised.

Member John Wolters made a motion to adjourn. Member Mike Turell seconded the motion. All members present voted in favor. Vote: 5/0. The September 4, 2013 meeting of the Atkinson Planning Board was adjourned at 8:55 PM.