

**ATKINSON PLANNING BOARD  
MEETING  
MINUTES May 15, 2013**

**Members Present:**

Sue Killam, Chairperson  
Paul DiMaggio, Vice Chairman  
John Wolters  
Tim Dziechowski  
Mike Turell  
Harold Morse, Alternate  
Todd Barbera, Selectman Ex-Officio

**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, May 15, 2013 to order at 7:41 PM.

**Review of Correspondence:**

1. Letter from DOT meeting 5/21 Windham High School Cafeteria re: proposed project for public transportation – center line rumble strips and shoulder rumble strips
2. Newest Issue of Town and City
3. Mayor of Dublin Ireland invited all mayors from all Dublins in the world to Dublin, Ireland for St. Patrick's Day
4. Securing assets from data attacks
5. 2013 RPC Annual Meeting 6/12/13 at the Granite Rose, Hampstead, NH, Guest Speaker Paul Wainwright, \$30 per person, all commissioners, spouses, local officials and other guests. Mr. John Wolters will attend
6. Letter from Haverhill requesting special permit to build a 9 unit apartment building at 2 Washington Street
7. Letter from the City of Haverhill petition from Lewis Franchi for a waiver for Riverside condos on River Street
8. Selectmen/PB/Conservation Commission Rockingham Planning Annual Meeting – show posters, inviting local towns and planning boards to submit slides at their meeting to show what they've done

**Approval of Minutes:**

Minutes of the March 20, 2013 meeting of the Atkinson Planning Board as prepared by Sue Killam. The Board agreed that the minutes looked good.

**Member John Wolters made a motion to approve the minutes of the March 20, 2013 meeting of the Planning Board. Member Mike Turell seconded the motion. The Board voted all in favor to**

**approve the minutes with Vice Chairman Joe DiMaggio abstaining, Todd Barbera, Selectman Ex Officio, Member Harold Morse, alternate not voting and Member Ted Stewart absent.**

Minutes of the April 17, 2013 meeting of the Atkinson Planning Board

**Member John Wolters made a motion to approve the minutes of the April 17, 2013 meeting of the Atkinson Planning Board Meeting. Member Tim Dziechowski seconded the motion. Vote: 4 in favor with Tim Barber, Selectman Ex Officio, Member Harold Morse, alternate and Mike Turell abstaining.**

Minutes of the May 1, 2013 meeting of the Atkinson Planning Board -

Member Tim Dziechowski stated that on page 2, paragraph 3 there is a typo on 1/4 Dioxin and on page 3 under Other – Member Ted Dziechowski should be Member Tim Dziechowski.

**John Wolters made a motion to approve the minutes of the May 1, 2013 meeting of the Atkinson as amended. Member Mike Turell seconded the motion. Vote: 4/0 in favor with Member Mike Turell abstaining, Todd Barbera, Selectman Ex Officio, Member Harold Morse, alternate not voting and Member Ted Stewart absent.**

**Public Hearing:**

**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.sssmne.org](http://www.sssmne.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.

Chairman Sue Killam introduced the 2013 sd/sp\_lot size\_changes notes into the meeting. The text can be obtained on the Society of Soils Scientists of Northern New England (see: [www.sssnne.org](http://www.sssnne.org)) web site.

Member Tim Dziechowski explained that there are two publications of interest. One is Publication 3 which has a table for site specific lot sizing. The other document is Special Publication Number 4 which contains the standards for soils based lot sizing in New Hampshire and Vermont. The tables in Publication 3 will be referenced in the Town regulations. In Publication 3 there is a small table containing one axis of six soil types and another axis of slope. The lot sizing in the big table are based on single family homes with a population of 3.6 persons per house. Multifamily housing has fewer people per house so more density is allowed. All household sizes are taken from census data.

The Board plans to change some definitions in the subdivision section of the Town regulations by replacing them with the new soils based lot size subdivision standards proposed by the State of New Hampshire. Mr. Dziechowski then went through the extracts from the new subdivision site standards of the Society of Soils Scientists of Northern New England. The new regulations will use site specific soils mapping standards or SSSMS, these standards are straight from the soils mapping ordinance.

Mr. Dziechowski suggested that Section S4 Soil Types may need to be expanded on.

Mr. Dziechowski recommended that Pg SD 7 of the Subdivision Regulations Section 420, Minimum Lot Sizes,” will be replaced by the new subdivision ordinances. Section (b) (1) “an area of at least 20,000 square feet of contiguous ... replace recommended to required.

Member Dziechowski continued to read through the proposed changes in the subdivision regulations. The Board discussed how the amendments would affect site planning and mapping in Atkinson.

The Board discussed why Atkinson should go to the proposed subdivision soil based lot size calculations. The regulation would apply to senior housing, workforce housing and conservation subdivisions

The Board also discussed whether the new amendments would affect the present 2-3 acre zoning for the Town. Chairman Killam responded that the proposed amendments are designed for large parcels with soils capable of supporting higher density housing, specifically for senior housing and workforce housing. The Board discussed whether there are any soils in Atkinson that would support housing with a greater density than 2-3 acres per single family home.

The Board discussed how the new amendments would apply to subdivisions with municipal water and sewer. It was pointed out that the chart for workforce housing or conservation housing – all the different soils calculations are combined to give a calculation of the number of units that the subdivision can have.

Vice Chairman DiMaggio asked where it stated that the new subdivision amendments would only be for conservation housing, workforce housing and senior housing. Chairman Killam explained that it is contained in the zoning regulations.

The Board discussed what the maximum density of a subdivision would be given the soil types in Atkinson. Mr. Morse suggested that the soil types in Atkinson be digitized and put on a map.

The Board discussed Section 420 (1) (c) minimum lot sizes and the number of occupants per dwelling according to the census calculations for different sizes and types of dwelling. Concern was expressed about basing calculations on census data about the number of people in different size and types of dwellings.

Ms. Killam stated that the 2 tables in the current regulation would be replaced by a reference to the current amendments. Mr. Turell stated that what he sees is a method of calculation. Mr. Dziechowski would like to discuss the proposed changes with DES NH. It was suggested that instead of inserting the language in Section 420 (2) (c) reference be made to current census data.

The Board discussed 420 (3) Duplexes, if they should be allowed, and what type of lot would be allowed. It was suggested that language be added stating that duplexes only be allowed in cluster housing. Mr. Morse suggested that they be referred to as two family units.

Julie LaBranche asked how to calculate the density from Table 1 and if it was just for single family or multi family. She suggested looking at predominate soil types and running some calculations. Mr. Dziechowski stated that Atkinson has hundreds of soil types. Slope has to be calculated too.

Julie LaBranche suggested the Town put in a minimum base level lot size. Ms. Killam stated that the goal is to incentivize workforce housing and cluster housing. It is meant as an incentive for builders because it would allow cluster housing as long as buffers and vistas are included in the plan. The Board suggested keeping the current two acre lot zoning regulation except that with soils based lot sizing, wetlands could be included in the lot size calculations.

Chairman Killam requested that the Board discuss Page 3 and the suggestion that Table 1 be deleted and language from Page SP-12, in 6100: determination, change “according to standards of the National Cooperative Soil Survey”.

Chairman Killam requested a motion to continue the discussion to the Planning Board Meeting of June 19, 2013.

**Member Mike Turell made a motion to continue the Public Hearing of the proposed new regulations to the meeting of June 19, 2013. Member Tim Dziechowski seconded the motion. Vote: 5/0 with Member Ted Stewart absent, Alternate Harold Morse and Selectman Ex-Officio not voting.**

**New/Old Business:** Master Plan ongoing discussions - Discussion of Future Land Use Plan and Master Plan update

Julie LaBranche handed out information on water quality testing on private wells and an environmental fact sheet from the NH Department of Environmental Services. Table 1 of The Environmental Fact Sheet shows classes of groundwater. Ms. LaBranche explained the types of water classification in the handout.

There is also a table of potential contamination sources, Table 2 of the 2<sup>nd</sup> to last page shows potential contamination sources. It was mentioned that 1,4 dioxane is not included. Ms. LaBranche informed the Board that not all contaminants are included in the table.

The Board discussed the different classes of ground water. Mr. Turell pointed out that most of the town water would be classified as GA-1 – it does not prohibit uses in Table 2, but it does require regular monitoring. Mr. Turell also pointed out that areas in Town that could be classified GAA should be protected.

Ms. LaBranche would like to discuss setbacks and buffers and what combination would provide the best protection of wetlands. The Board discussed the subject, and if a 100 setback is all that is needed or if an either or proposal would be better. It was agreed that for certain areas a 50 foot buffer would provide better protection than a 100 foot setback. Ms. LaBranche pointed out that for many areas a 50 foot buffer does provide better protection, offering flex storage of water. Ms. LaBranche offered to bring forth some studies comparing setbacks and buffers.

The Board agreed to continue the discussion on setbacks and buffers on June 5, 2013 at the workshop meeting.

**Other** - Ms. Killam asked if there were anything else. The next Planning Board meeting will be Wednesday June 5, 2013 (Workshop)

**Member Mike Turell made a motion to adjourn the May 15, 2013 meeting of the Planning Board at 9:30 pm. Member Harold Morse seconded the Motion. Vote: 5/0 with Member Ted Stewart absent, Selectman Ex Officio Todd Barbera and Alternate Harold Morse not voting.**

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