

**ATKINSON PLANNING BOARD MEETING
MINUTES
WEDNESDAY, January 21, 2014**

Members Present:

Sue Killam, Chair
Mike Turell, Vice Chair
John Wolters
Paul DiMaggio
Barbara Brown, Alternate
John Feuer, Alternate

Other's Present

Steven Keach, Keach Nordstrom Assoc.
Josh Manning, Lewis Builders
Harold Morse, Lewis Builders

Call to order:

Chairperson Killam called the regular meeting of the Atkinson Planning Board to order on Wednesday, January 21, 2015 at 7:30 pm.

Public Hearings: - none

Other Business:

1) Meet with Steve Keach, of Keach Nordstrom Associates, our "new" Town Engineer.

2) A conceptual discussion with Lewis Builders for Centerview Hollow Land Company on potential development of land behind 172 Main Street, the so-called Kinney Parcel

Mr. Josh Manning of Lewis Builders appeared before the Board with a conceptual design for a 100 unit subdivision Map 17, Lots 53 and 54 in the Town of Atkinson. The property is located North of Knightland Road and East of Main Street. It is on the boundary of the Atkinson-Hampstead Town line. The two lots combined have a total of 108 acres. Lewis Builders would like to use the scenic vista ordinance and lot sizing by soil type for the density issues. There is a designated scenic vista area on the property. The house currently on the property would be removed and the field would be restored.

The developer proposes 2 and 4 unit buildings. Each would have 2 bedrooms. There is a loop road up to the ridge with cul de sacs off to the side. There is a community center and open space. A minimum impact wetland permit will be needed for the road, terrain impact. There will be no age restriction. It would be primarily 2 unit buildings, with some 4 four unit buildings. There are 2 different styles, one is a ranch style on one level and one is a split style. There are walkout basements. The septic systems are shown as boxes on the plan highlighted in red. There are 9 septic systems and a community leach field. Hampstead Area Water Co. will provide the water service. There are no proposed wells. The builder has done a similar project in East Kingston. The only permit they have so far is the driveway permit. The first house is about 400 feet from Main Street. A soil map for the property has been done by Schauer Environmental. A traffic study was done for DOT for the driveway permit which has been approved. There will be a deceleration lane to the driveway. The price range will be in the low \$300's. Each unit will be roughly 1800 square feet. There will be 2 car garages and an option for a finished basement. The property is currently zoned as RR2.

Mr. DiMaggio asked if the site qualifies as a scenic vista or pronounced landscape. Mr. DiMaggio is concerned about the amount of land involved and the fact that the Woods farm is the major part of the scenic vista. He is concerned that the site does not qualify as a scenic vista. Mr. DiMaggio asked about the distance from Tax Map 17, Lot 50 to the property, Wood Realty Trust. Mr. Lewis replied that it is about 500 feet. The Board continued to discuss the scenic vista. The property is 108 acres. There are a lot of trees. The design is a cluster and they have maintained all the setbacks to the wetlands.

The Board discussed what area on the plan would be disturbed. Mr. Morse explained that the applicant would be cutting trees on the entire property but there would be a buffer in the front.

Mr. Turell asked the applicant how soon the Board would be getting a formal application. The applicant replied that he could have everything ready by the February 4, 2015 meeting.

Mr. DiMaggio requested that the applicant show where the scenic vista is on the plan. Chair Killam stated that a decision on the scenic vista would have to be made at a public hearing.

Vice Chair Turell announced that he works for a subsidiary for Lewis Enterprises, but does not feel it is a conflict. If anyone feels there is a conflict of interest, please let him know.

Correspondence: none

Approval of Minutes: - deferred.

Vice Chair Mike Turell made a motion to adjourn the January 21, 2015 meeting of the Atkinson Planning Board at 8:30 PM. Member Barbara Brown seconded the motion. All members of the Atkinson Planning Board present voted in favor. Vote: 6/0.

The next Planning Board meeting is Wednesday, February 4, 2015